20070314000114810 1/2 $16.00
Shelby Cnty Judge of Probate,AL
03/14/2007 11:03:21AM FILED/CERT

Send Tax Notice:
Christopher Zachary Ashdown
4 Indianwood Terrace
Pelham, Alabama 35124

File No.: 07-1633

This instrument prepared by:
Joseph C. Kreps
Kreps Law Firm, LLC
1932 Laurel Road
Suite 1-E
Birmingham, AL 35216

STATE OF ALABAMA)
: **JOINT SURVIVORSHIP DEED**
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of (**$125,500.00**) One Hundred Twenty Five Thousand Five Hundred Dollars & 00/100, and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **Kevin Thomas Light and Beth L. Richardson NKA Beth R. Light, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **Christopher Zachary Ashdown and Melissa Collins Ashdown** ,(hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

PARCEL I: The East 85 feet of Lot 4, according to the Survey of Indianwood Terrace as recorded in Map Book 9, Page 172, in the Probate Office of Shelby County, Alabama.

PARCEL II: Begin at the Southeast corner of Lot 4, Indianwood Terrace Subdivision, thence Westerly parallel to the North line of said Lot, 31.0 feet; thence Northerly parallel to the East line of said Lot, 14.09 feet to the South line of said lot; thence Southeasterly along said Lot line, 33.97 feet, more or less, to the point of beginning of tract of land herein described.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat
4. Mineral and Mining rights not owned by the Grantor.
5. Matters which would be revealed by a survey of the property conveyed.

($128,198.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of February, 2007.

Kevin Thomas Light

Kevin Thomas Light

Beth R. Light

Beth L. Richardson
NKA Beth R. Light

STATE OF **ALABAMA**)
:
COUNTY OF **JEFFERSON**)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Kevin Thomas Light and Beth L. Richardson NKA Beth R. Light**, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of February, 2007.

NOTARY PUBLIC
My Commission Expires: 3-6-07

JOSEPH CLAUDE KREPS
NOTARY PUBLIC
ALABAMA STATE AT LARGE