201001040000001760 1/2 \$149.00 Shelby Cnty Judge of Probate; AL 01/04/2010 04:09:33 PM FILED/CERT

This instrument was prepared by: Walter F. Scott, III, LLC 3500 Colonnade Pkwy Ste. 350 Birmingham, AL 35243

Send Tax Notice To: Michael J. Smith 2323 Isaac Street Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)	KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)	TOTAL MILIT DI TITLOLI INLOCATIO

That in consideration of \$375,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Michael C. Ashe and Diang W. Ashe (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Susan K. Smith and Michael J. Smith (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$240,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this that of December, 2009.

Diane W. Ashe

DWA

State of Alabama Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that Michael C. Ashe and Diane W. Ashe, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the me bears date.

Given Inder my official hand and seal this the 28th day of December, 2009.

Notary Public

Commission Expires: 06/06/11

Shelby County, AL 01/04/2010

State of Alabama Deed Tax : \$135.00

EXHIBIT "A" Legal Description

Parcel 1

A tract of land situated in the Northwest Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of said quarter quarter Section run in a Northerly direction along the West line of said quarter quarter Section for a distance of 469.29 feet thence turn an angle to the right 92 degrees 02 minutes 15 seconds and run in an Easterly direction for a distance of 129.29 feet to the Point of Beginning. Thence turn an angle to the left of 74 degrees 00 minutes and run in a Northeasterly direction for a distance of 192.33 feet. Thence run an angle to the right of 74 degrees 00 minutes 05 seconds and run in an Easterly direction for 62.42 feet. Thence run an angle to the right of 105 degrees 59 minutes 55 seconds and run in a Southwesterly direction for a distance of 192.33 feet. Thence turn an angle of 74 degrees 00 minutes to the right and run in a Westerly direction for a distance of 62.42 feet, more or less, to the Point of Beginning.

Parcel 2

A tract of land situated in the Northwest Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of said quarter quarter Section; thence run South along the West line a distance of 382.5 feet to the Point of Beginning; thence an angle left of 88 degrees 02 minutes and run in an Easterly direction a distance of 401.0 feet; thence an angle right of 88 degrees 16 minutes and run in a Southerly direction a distance of 289.76 feet; thence an angle right of 91 degrees 52 minutes and run in a Westerly direction a distance of 401.0 feet to said West line; thence an angle right of 87 degrees 54 minutes and run North along said line a distance of 288.83 feet (Rec. 287.63) to the Point of Beginning.

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