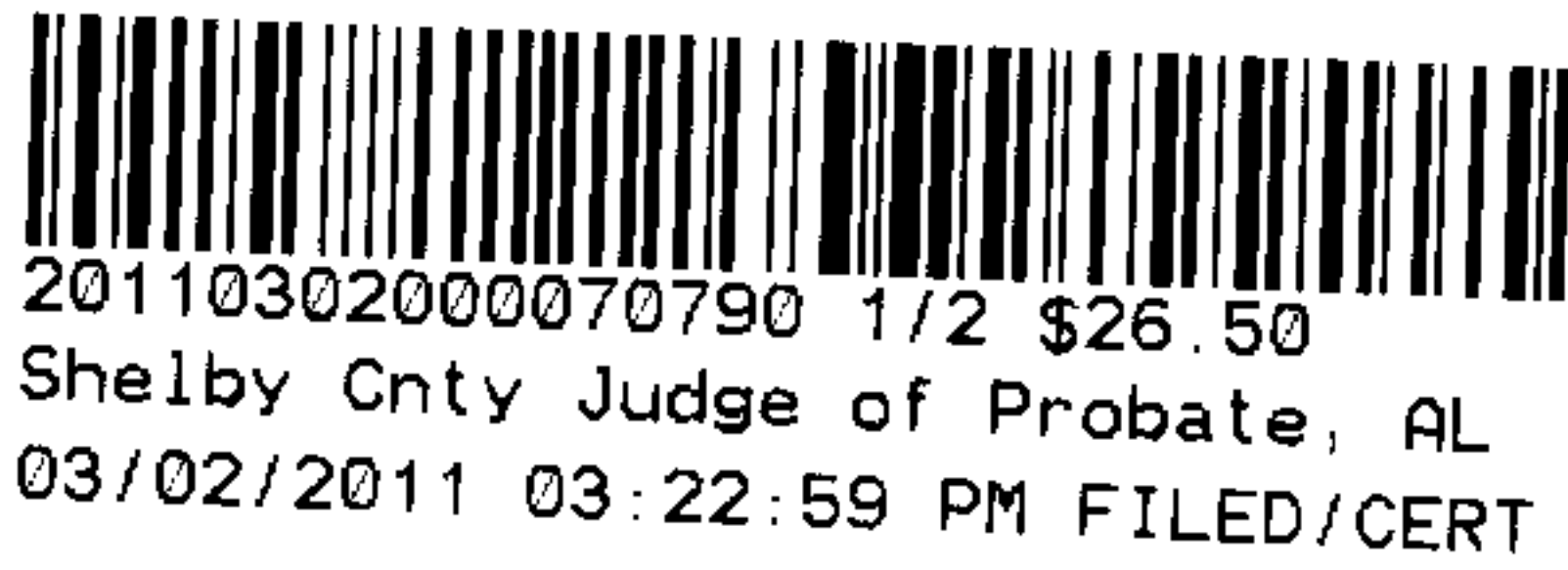


THIS INSTRUMENT WAS PREPARED BY:

Shelby County, AL 03/02/2011
State of Alabama
Deed Tax:\$11.50

E. Kenneth Aycock, Esq.
E. KENNETH AYCOCK, P.C.
1107 23RD Ave.
Tuscaloosa, AL 35401



STATE OF ALABAMA §
 § WARRANTY DEED
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Frank Mann, III**, an unmarried man, (herein referred to as "GRANTOR") does grant, bargain, sell and convey unto **Michael C. Ashe and wife, Diana W. Ashe**, (herein referred to as GRANTEES) all his right title and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Lot 7, according to the Survey of Beaver Creek Preserve First Sector, as recorded in Map Book 24, page 63, in the Probate Office of Shelby County, Alabama.


Said property is currently subject to a first mortgage executed May 11, 2007, made by Frank Mann, III, to MERS for Countrywide Home Loans d/b/a America's Wholesale Lender in the original principal balance of \$179,550.00, which mortgage was recorded with the Judge of Probate of Shelby County, Alabama, on May 22, 2007, in Instrument 20070522000238000.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining in fee simple.

TO HAVE AND TO HOLD, to the said GRANTEES and to their heirs, successors and assigns forever, together with every contingent remainder and right of reversion.

And GRANTOR does for himself and for his successors and assigns covenant with the said GRANTEES, their successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that he is entitled to the immediate possession thereof; that he has a good right to sell and convey the same as aforesaid; that he will and his successors and assigns shall warrant and defend the same to the said GRANTEES, their successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th
day of December, 2010.

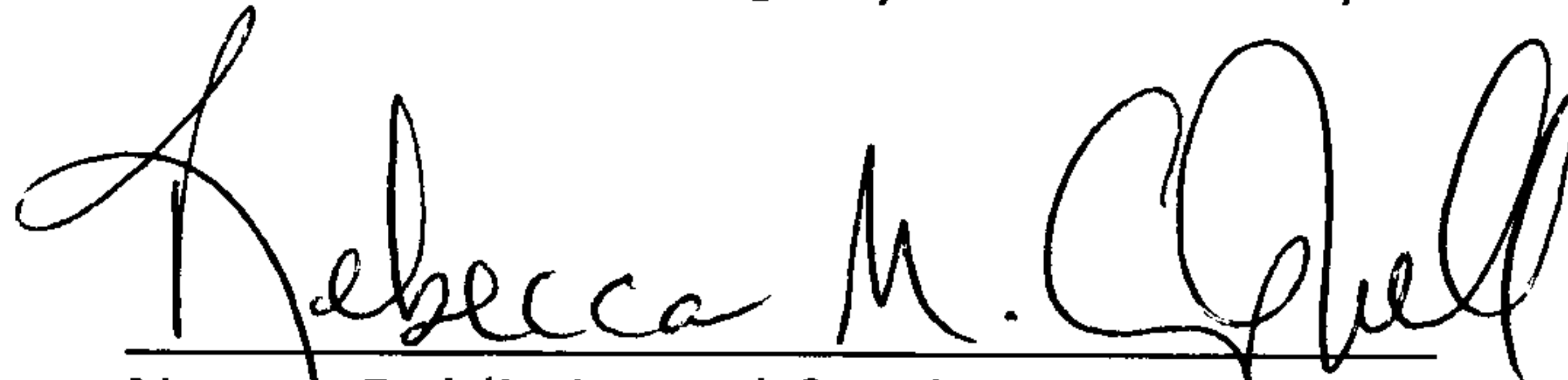


Frank Mann, III
N

STATE OF ALABAMA §
 §
TUSCALOOSA COUNTY §


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frank Mann, III**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of December, 2010.



Notary Public in and for the
State of Alabama at Large

MY COMMISSION EXPIRES: JULY 7, 2012


20110302000070790 2/2 \$26.50
Shelby Cnty Judge of Probate, AL
03/02/2011 03:22:59 PM FILED/CERT