

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

W & W, LLC, an Alabama limited liability company  
1251 SW 7th Street  
Alabaster, Alabama 35007

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **SIXTY FIVE THOUSAND AND NO/100 (\$65,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **VICTORIA J. ASHFORD**, an unmarried woman, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **W & W, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, (herein referred to as "Grantee"), his/her heirs and assigns, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot No. 37, as shown on the entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965 and being more particularly described as follows:

Commence at the intersection of the southerly right of way line of 3<sup>rd</sup> Avenue West and the westerly right of way line of Cotton Street, and said right of way lines as shown on the map of Dedication of Streets and Easements, Town of Siluria, Alabama; thence Southeasterly along the right of way line of Cotton Street for 210.00 feet to the point of beginning; thence continue Southeasterly along the said right of way line of Cotton Street for 95.00 feet; thence 89 degrees, 50 minutes, 30 seconds right and run Southwesterly for 156.68 feet; thence 90 degrees, 12 minutes, 31 seconds right and run Southwesterly for 156.68 feet; thence 90 degrees, 12 minutes, 31 seconds right and northwesterly for 95.00 feet; thence 89 degrees, 47 minutes, 29 seconds right and run Northeasterly for 156.60 feet to the point of beginning.

Subject to:

1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. Subject to building line(s) as shown by recorded map.
7. Subject to easement(s) as shown by recorded map.
8. Subject to Transmission Line Permit to Alabama Power Company, recorded in Deed Volume 285, Page 508, in the Probate Office of Shelby County, Alabama.
9. Subject to mineral and mining rights and rights incident thereto recorded in Shelby Real 212, Page 980, in the Probate Office of Shelby County, Alabama.
10. Subject to Easement to Alabama Power Company recorded in Volume 226, Page 1, in the Probate Office of Shelby County, Alabama.
11. Subject to Easement to Alabama Water Company, as recorded in Deed Volume 146, Page 211, in the Probate Office of Shelby County, Alabama.
12. Subject to any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.

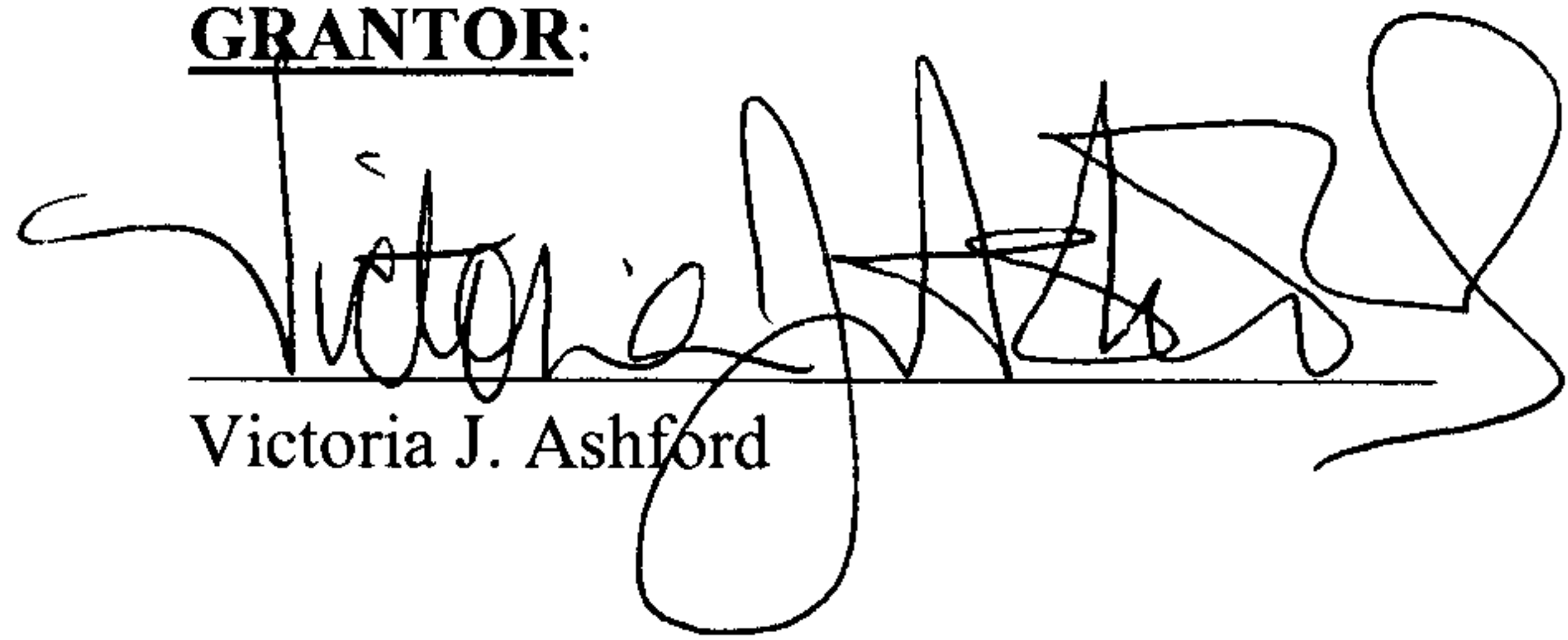


**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his/her heirs and assigns forever.

**AND SAID GRANTOR**, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set his/her hands and seal on this day of September 14, 2011.

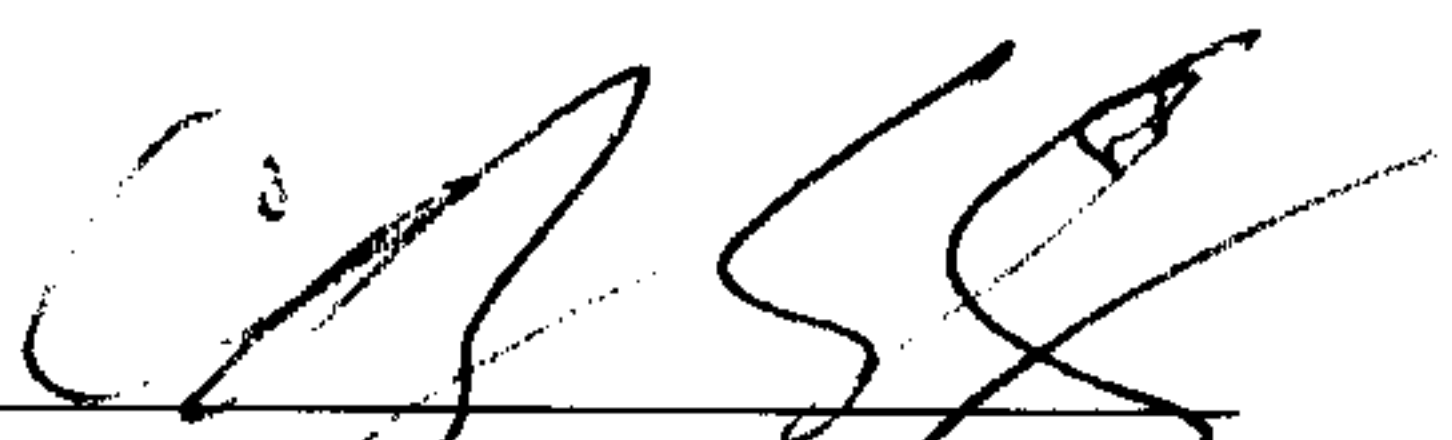
**GRANTOR:**

  
Victoria J. Ashford

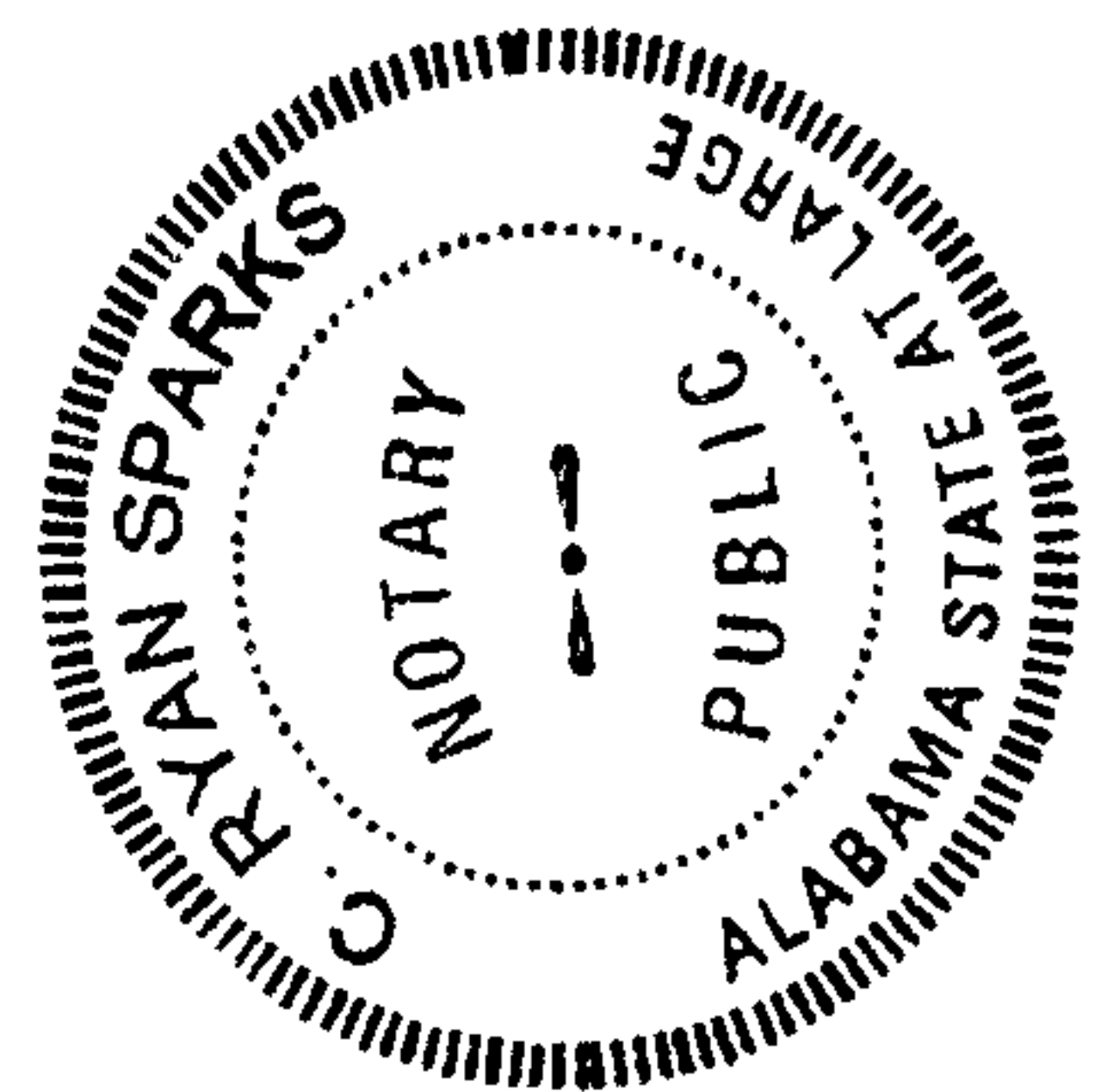
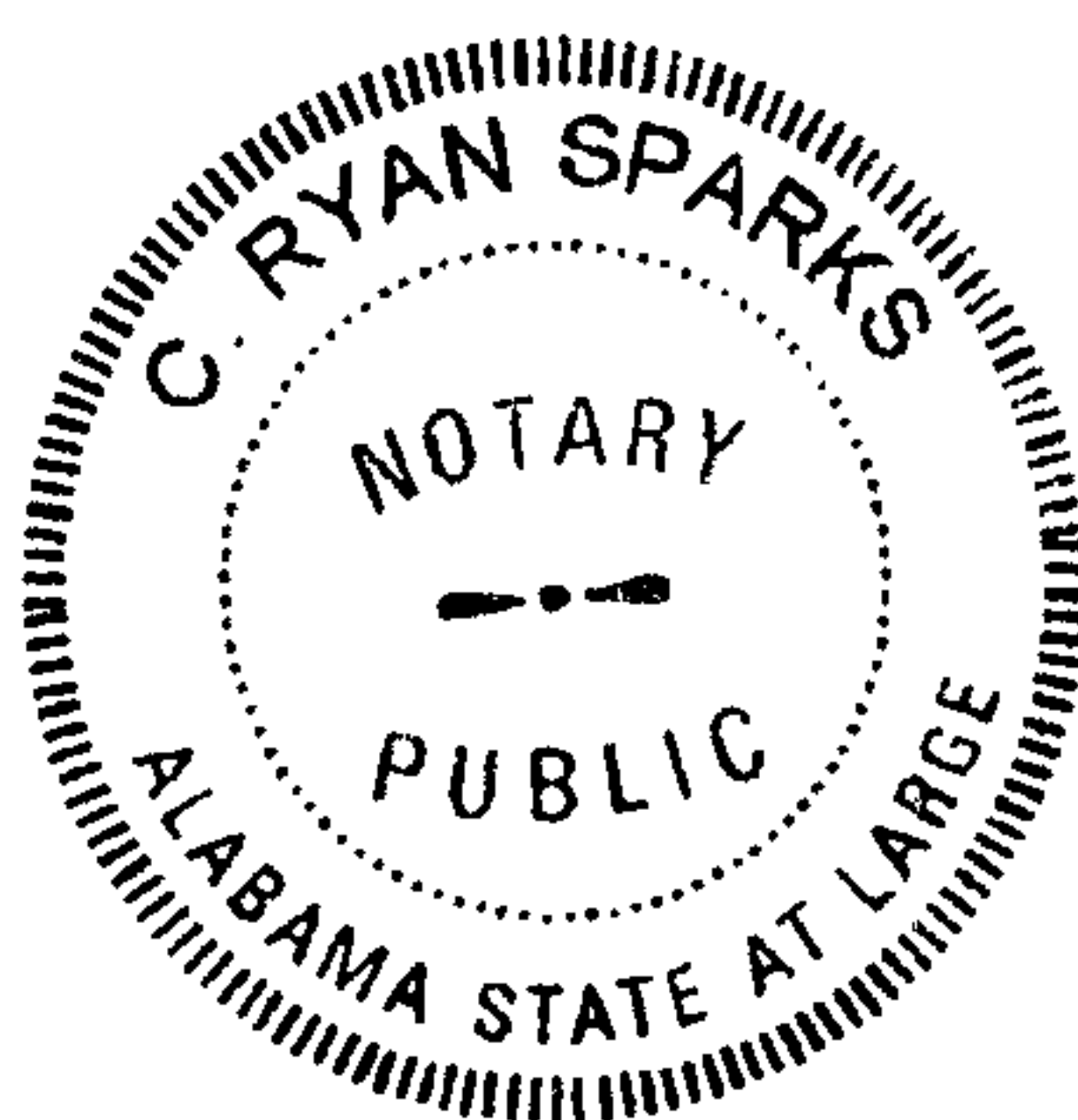
**STATE OF ALABAMA  
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Victoria J. Ashford, an unmarried man/woman, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he/she each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of September 14, 2011.

  
C. Ryan Sparks, Notary Public

[Affix Seal Here]



  
20110929000288080 2/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
09/29/2011 11:38:18 AM FILED/CERT

Shelby County, AL 09/29/2011  
State of Alabama  
Deed Tax: \$20.00