



20120112000015250 1/2 \$176.00
Shelby Cnty Judge of Probate, AL
01/12/2012 10:32:17 AM FILED/CERT

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Thomas W. Ash
Donna K. Ash
Amy Elizabeth Ash

Shelby County, AL 01/12/2012
State of Alabama
Deed Tax: \$161.00

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$161,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Jo Ellen Trobaugh Smith a married woman, Individually and as Heir and at Law of Mary Ellen Trobaugh and Leah Ann Trobaugh Pope a married woman, as Heir at Law of Mary Ellen Trobaugh. This does not constitute the homestead property of the Grantors or their spouses (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Thomas W. Ash and Donna K. Ash and Amy Elizabeth Ash (herein referred to as 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.

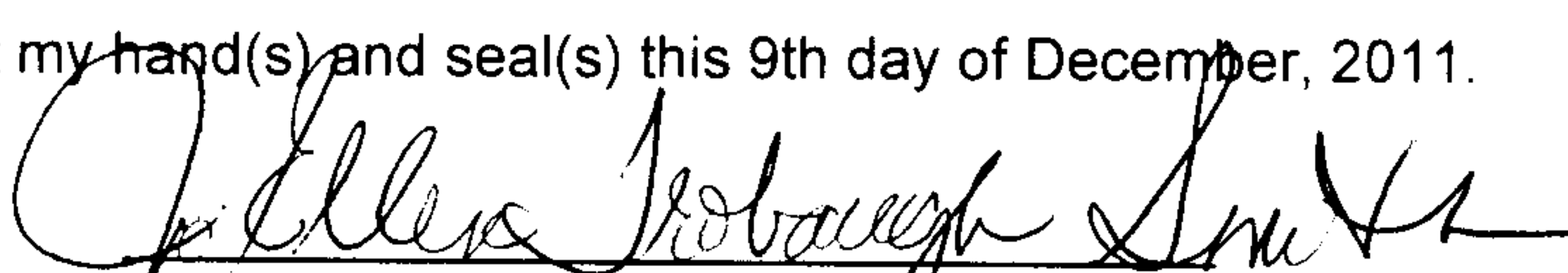
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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; \$ —0— 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 9th day of December, 2011.

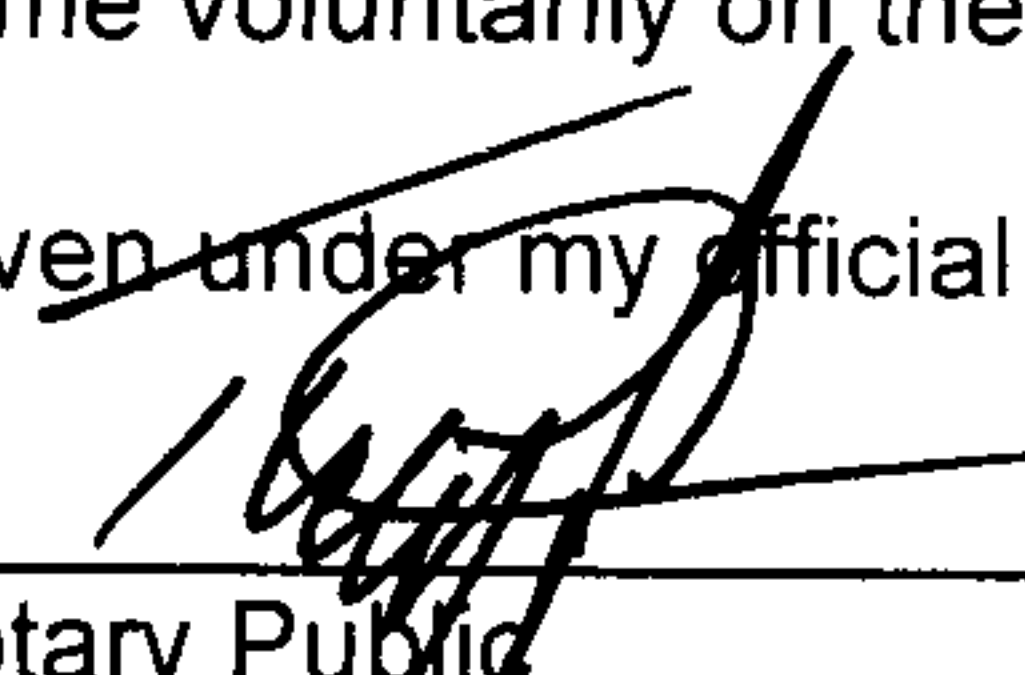

Jo Ellen Trobaugh Smith

Leah Ann Trobaugh Pope

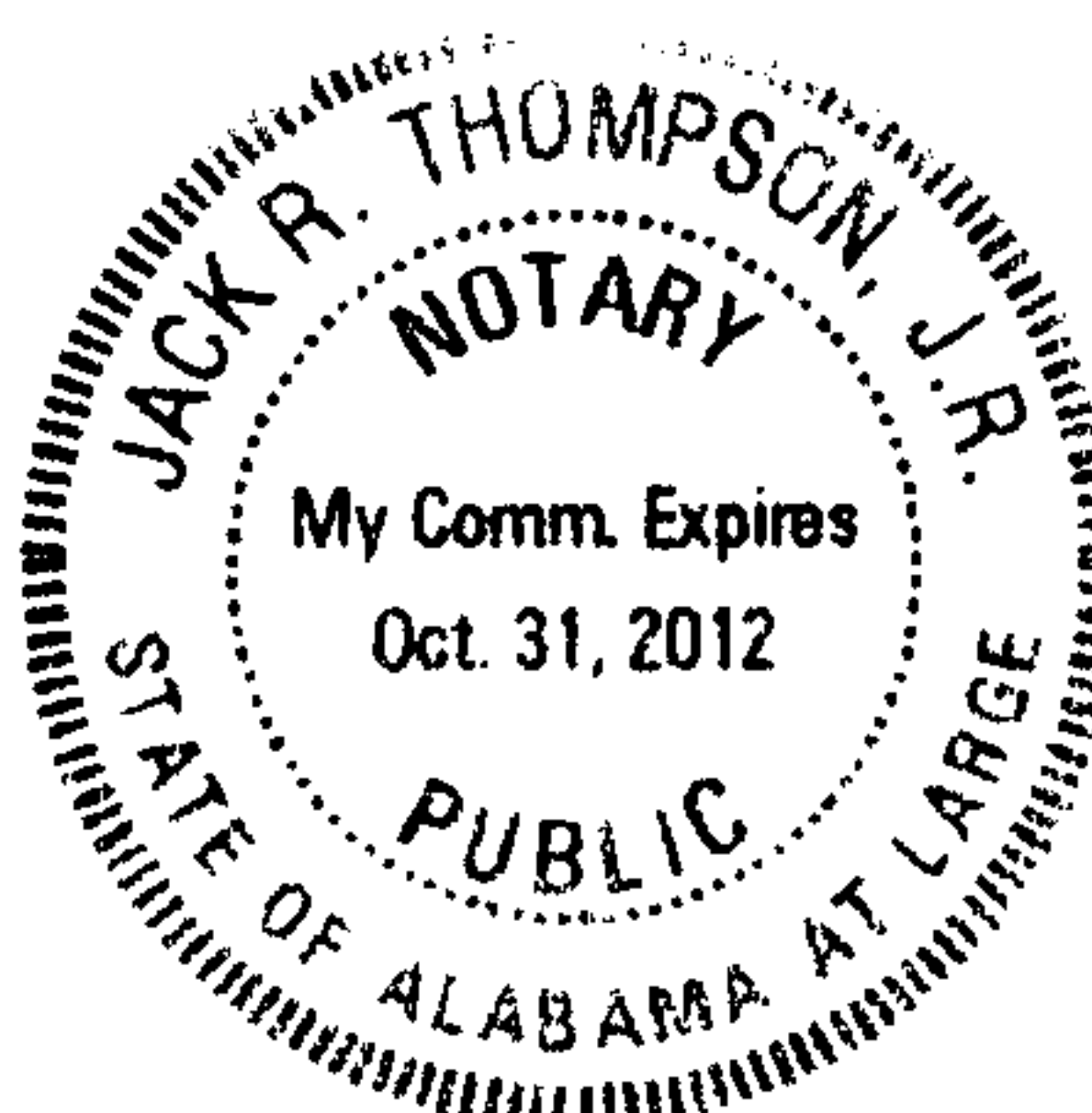
State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jo Ellen Trobaugh Smith and Leah Ann Trobaugh Pope, 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 same bears date.

Given under my official hand and seal this the 9th day of December, 2011.


Notary Public

Commission Expires: 10/31/2012



S11-3378

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EXHIBIT "A"
Legal Description

Lot 23, according to the Survey of Davenport's Addition to Riverchase West, Sector 2, as recorded in Map Book 8, Page 10 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.