

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
213 Beaver Creek Parkway
Pelham, AL 35124

\$58,000.00

WARRANTY DEED RESERVING LIFE ESTATE

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Michael C. Ashe and Diana W. Ashe, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Christopher Wesler (herein referred to as GRANTEE) 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.


Subject to all other mortgages, easements, restriction, covenants and conditions of record.

GRANTORS reserve to themselves and each individually a life estate in the above described property to terminate at the death of the second of them to die.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

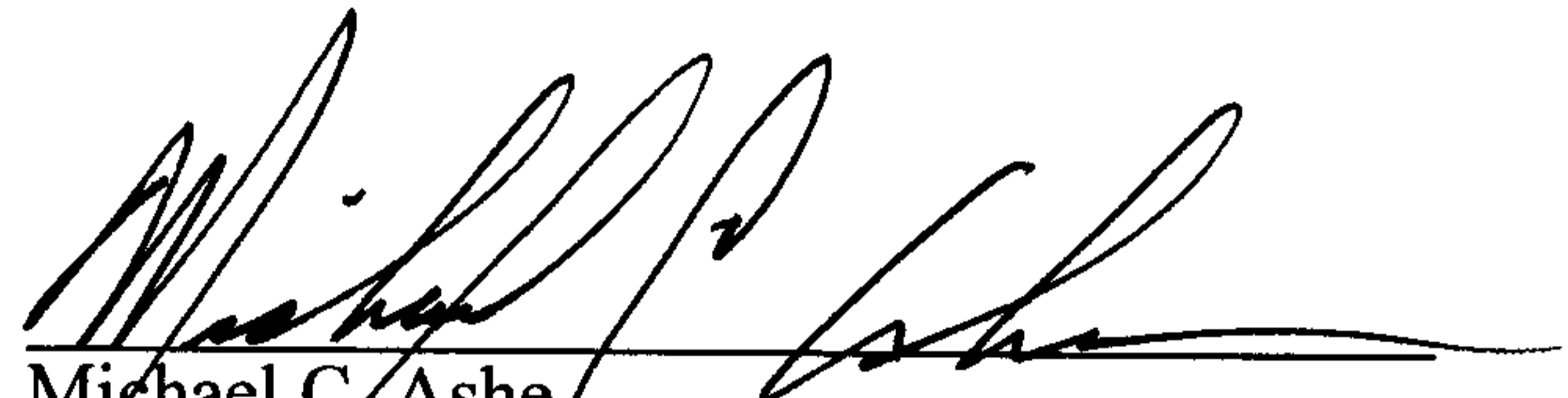
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators

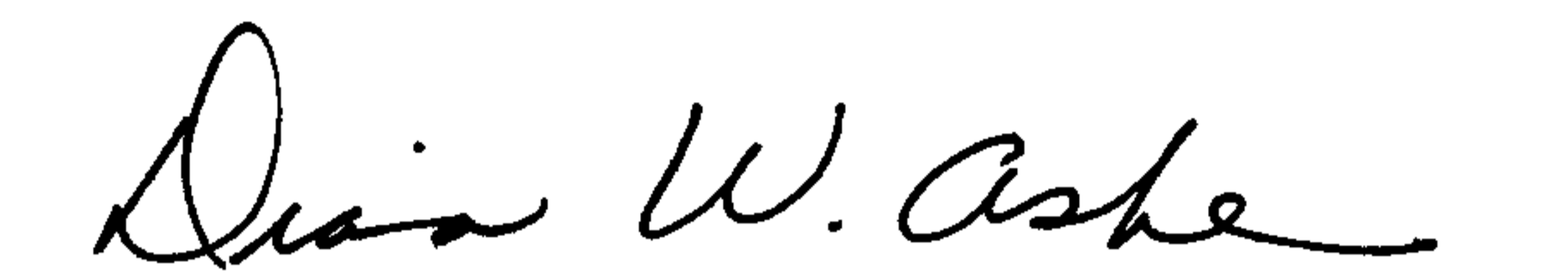
Shelby County, AL 07/13/2012
State of Alabama
Deed Tax: \$58.00


20120713000251400 1/2 \$73.00
Shelby Cnty Judge of Probate, AL
07/13/2012 02:15:54 PM FILED/CERT

shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 5 day of July, 2012.

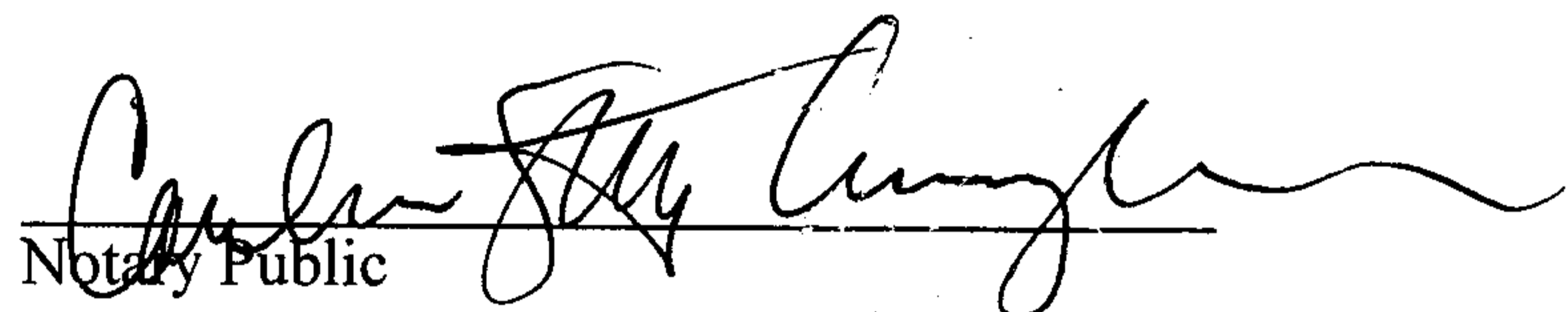

Michael C. Ashe



Diana W. Ashe

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael C. Ashe and Diana W. Ashe, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of July, 2012.


Notary Public


20120713000251400 2/2 \$73.00
Shelby Cnty Judge of Probate, AL
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