

THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:  
Nelson R. Bailey

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )  
  )  
JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Fifty Thousand and 00/100 (\$250,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Janie W. Foster, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Nelson R. Bailey and Jane Lee Bailey, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

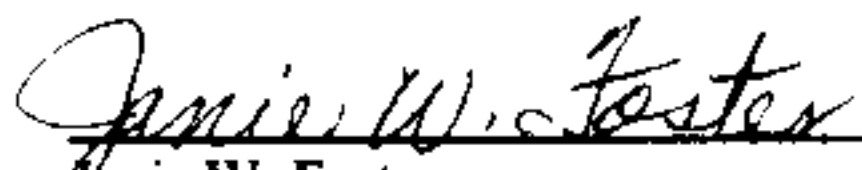
Janie W. Foster is the surviving Grantee of that certain deed recorded in Real 274 page 19 and Real 125 page 560 in the Probate Office of Shelby County, Alabama; the other grantee, James D. Foster, having died on or about November 13, 1992.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

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 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 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

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

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 28th day of April, 1998.

  
Janie W. Foster

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )  
  )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Janie W. Foster, a single individual** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of April, 1998.

  
NOTARY PUBLIC  
My Commission Expires: 3/7/99

04/29/1998 -15318  
09:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 261.00

Exhibit A

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 30 and the NE 1/4 of the NW 1/4 of Section 31, all in Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the NW 1/4 of the NW 1/4 of said Section 31; thence North 5 deg. 36 min. 05 sec. East a distance of 386.00 feet to the point of beginning; thence continue along last described course a distance of 284.78 feet; thence South 81 deg. 16 min. 35 sec. East a distance of 999.91 feet; thence South 5 deg. 23 min. 40 sec. West a distance of 775.20 feet to a point on the Northerly right of way line of County Highway No. 12 (Smokey Road - 80 foot right of way), said point lying on a compound curve to the left having a radius of 3968.30 feet and a central angle of 3 deg. 13 min. 55 sec., subtended by a chord which bears South 89 deg. 08 min. 43 sec. West a chord distance of 223.82 feet; thence along the arc of said curve and said right of way line a distance of 223.85 feet to the end of aforesaid curve and the beginning of a curve to the left having a radius of 2651.65 feet and a central angle of 11 deg. 56 min. 44 sec.; subtended by a chord which bears South 81 deg. 33 min. 23 sec. West a distance of 551.85 feet; thence along the arc of said curve and said right of way line a distance of 552.85 feet to the end of said curve; thence South 75 deg. 51 min. 50 sec. West along said right of way line a distance of 65.95 feet; thence leaving said right of way line North 14 deg. 08 min. 10 sec. West a distance of 360.18 feet; thence North 5 deg. 36 min. 05 sec. East a distance of 387.22 feet; thence North 84 deg. 23 min. 55 sec. West a distance of 59.77 feet to the point of beginning; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

*JWF*

Inst # 1998-15318

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