

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Constance H. Teer and David P. Teer
5530 Timber Hill Road
Birmingham, AL 35242

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Eighty Thousand and 00/100 (\$280,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Anna M. Stansell, an unmarried woman** (hereinafter 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 GRANTEES, **Constance H. Teer and David P. Teer**, (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:

A parcel of land located in the NW 1/4 of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the southeast corner of Lot 6, Block 2, Cherokee Forest, 1st Sector, as recorded in Map Book 5, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama, and run thence South 00 degrees 26 minutes 41 seconds East along the west line of said Lot 7 of said subdivision a distance of 19.02 feet to a found rebar corner and the point of beginning of the property being described; thence run South 00 degrees 06 minutes 57 seconds East along said west line of said Lot 7 a distance of 241.90 feet to a found crimped pipe corner; thence run North 89 degrees 51 minutes 20 seconds East along an existing fence line a distance of 199.75 feet to a crimped pipe corner on the west margin of Timberhill Road; thence run North 00 degrees 03 minutes 43 seconds West along the said west margin of said Timberhill Road a distance of 240.76 feet to a found rebar corner; thence run South 89 degrees 55 minutes 29 seconds West a distance of 199.97 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject To:

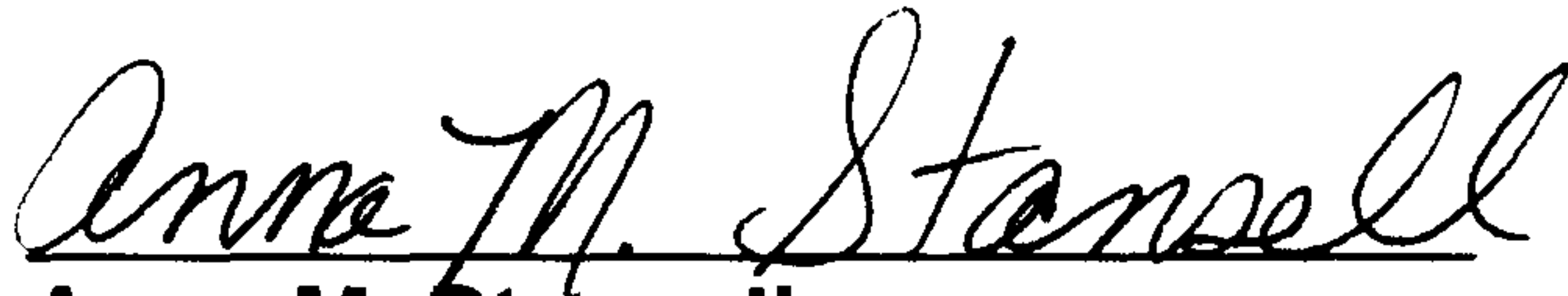
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

\$280,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, 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 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 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.

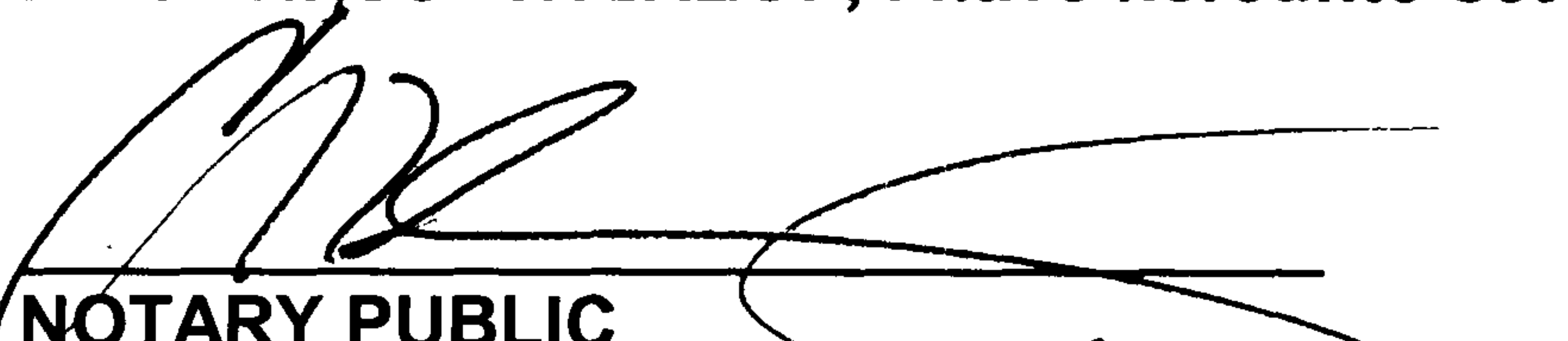
IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **31st** day of **May**, 2005.


Anna M. Stansell

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Anna M. Stansell, an unmarried woman , 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 she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of May, 2005.


NOTARY PUBLIC
My Commission Expires: 6-5-2007

