20050711000345930 1/3 $97.00
Shelby Cnty Judge of Probate,AL
07/11/2005 02:33:56PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Law Offices of Jeff W. Parmer, LLC
402 Office Park Drive
Birmingham, Alabama 35223

GRANTEE'S ADDRESS:
Damon L. Story
536 Reach Drive
Birmingham, Alabama 35242

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Sixty Four Thousand Two Hundred Fifty 00/100 ($164,250.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Elizabeth N. Bacogeorge and husband, Thrace G. Bacogeorge** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Damon L. Story and wife, Tamie J. Story,** (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.

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

$84,250.00 of the above-recited purchase price was paid from 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, 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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' 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 his hand and seal this the 20th day of June, 2005.

Elizabeth N. Bacogeorge

Thrace G. Bacogeorge, By: Elizabeth N. Bacogeorge, His Attorney in Fact

State of Alabama

County of Jefferson

Shelby County, AL 07/11/2005
State of Alabama

Deed Tax:$80.00

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Thrace G. Bacogeorge** whose name is signed by **Elizabeth N. Bacogeorge** as Agent/Attorney-in-Fact for **Thrace G. Bacogeorge**, pursuant to a Limited Durable Power of Attorney, signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she, in her capacity as Agent/Attorney-in-Fact for **Thrace G. Bacogeorge** pursuant to a Limited Durable Power of Attorney, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20th day of June, 2005.

NOTARY PUBLIC - Jeff W. Parmer
My Commission Expires:9/27/2004

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STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Elizabeth N. Bacogeorge, married 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 20th day of June, 2005.

NOTARY PUBLIC Jeff W. Parmer
My Commission Expires: 9/27/2008

Exhibit A

Lot 52, according to the Final Record Plat of Narrows Reach, Phase 2, as recorded in Map Book 30, page 58A & 58B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the Nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755 in the Probate Office of Shelby County, Alabama, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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