20051121000605940 1/2 $42.00
Shelby Cnty Judge of Probate,AL
11/21/2005 12:21:19PM FILED/CERT

Shelby County, AL 11/21/2005
State of Alabama

Deed Tax:$28.00

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

GRANTEE'S ADDRESS:
S. Greg Burge
280 Hwy. 435
Columbiana, AL 35051

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety Eight Thousand and 00/100 ($98,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Barry E. Vickery, as Personal Representative of the Estate of Mary W .McCauley, deceased, Probate Case No. P R-2005-000202** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **S. Greg Burge and wife, Sonthe Bokas Burge** 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, currents taxes, restrictions, set-back lines and rights of way, if any, of record.

$70,000.00 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 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 his hand and seal this the 9th day of November, 2005.

Barry E. Vickery, as Personal Representative
of the Estate of Mary W. McCauley, deceased, Probate Case
No. P R-2005-000202

TATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Barry E. Vickery, as Personal Representative of the Estate of Mary W. McCauley 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 their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of November, 2005.

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

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Exhibit A.

A parcel of land situated in the Southwest ¼ of the Northeast ¼ of the Northwest ¼ of the Southeast ¼ of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the above said Southwest ¼ of the Northeast ¼; thence North 90 degrees, 00 minutes, 00 seconds East, a distance of 1,322.28 feet; thence South 01 degrees, 48 minutes, 56 seconds East, a distance of 741.35 feet to the point of beginning; thence continue along the last described course, a distance of 856.90 feet to a point on the Northerly right of way line of Shelby County Highway 435, 60 foot right of way; thence North 34 degrees, 19 minutes, 04 seconds West and along said right of way line, a distance of 24.35 feet to a point, said point being the beginning of a non tangent curve to the left, having a radius of 130.00 feet, a central angle of 40 degrees, 56 minutes, 53 seconds, and subtended by a chord which bears North 54 degrees, 22 minutes, 10 seconds West, and a chord distance of 90.94 feet; thence along the arc of said curve and said right of way line, a distance of 92.91 feet; thence North 74 degrees, 50 minutes, 35 seconds West and along said right of way line, a distance of 141.50 feet to a point of curve to the left having a radius of 830.00 feet, a central angle of 22 degrees, 32 minutes, 45 seconds, and subtended by a chord which bears North 86 degrees, 06 minutes, 58 seconds West, and a chord distance of 324.50 feet; thence along the arc of said curve and said right of way line, a distance of 326.60 feet; thence South 82 degrees, 36 minutes, 40 seconds West and along said right of way line, a distance of 40.06 feet; thence North 01 degrees, 48 minutes, 56 seconds West, and leaving said right of way line, a distance of 729.92 feet; thence North 90 degrees, 00 minutes, 00 seconds East, a distance of 583.68 feet to the point of beginning.

Situated in Shelby County, Alabama.