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

GRANTEE'S ADDRESS:
Kevin Madden
135 Perkins Landing Road
Columbiana, Alabama 35051

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

20051201000623230 1/1 $18.00
Shelby Cnty Judge of Probate, AL
12/01/2005 03:31:01PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Twenty-Five Thousand and 00/100 ($225,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **James D. Mason, a single man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kevin Madden and wife, Denise Madden,** (hereinafter referred to as GRANTEE), 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:

Lot 49, according to the Survey of Perkins Landing Sectors 1 & 2, a condominium, as established by that certain Declaration of Condominium as recorded in Instrument 2000-24647 and first amendment recorded in by Instrument 20040924000528930 and Articles of Incorporation of Perkins Landing Residential Association, Inc. as recorded in Instrument 2000-24648 in the Probate Office of Shelby County, Alabama together with an undivided interest in the common elements of Perkins Landing Sectors 1 & 2, a Condominium, as set out in the Declaration of Condominium and according to the survey of Perkins Landing Sectors 1 & 2, a Condominium, recorded in Map 27, page 33, and that certain resurvey of Lots 14, 15, 28, 29, and common area E as recorded in Map 27 page 130 in the Probate Office of Shelby County Alabama and that certain Resurvey of Lots 16, 17 and 18, according to the Final Plat of Perkins Landing Sectors 1 & 2, a condominium, as recorded in Map Book 34, page 6, in the Probate Office of Shelby County, Alabama.

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

$218,250.00 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 GRANTEE, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S 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 30th day of November, 2005.

James D. Mason

NOTARY PUBLIC
COURTNEY H MASON JR
ALABAMA AT LARGE

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James D. Mason, a single man 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 his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of November, 2005.

NOTARY PUBLIC
My Commission Expires: 3/5/07

Shelby County, AL 12/01/2005
State of Alabama

Deed Tax:$7.00