

Send Tax Notice to:  
Jack N. Spinks,  
110 Forestwood Drive  
Centreville, Alabama 35042

This instrument prepared by: *831*  
Wallace, Ellis, Head & Fowler  
Columbiana, Alabama 35051

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SEVENTY THOUSAND AND NO/100 (\$70,000.00) DOLLARS to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, HUBERT A. TOLLESON, a married man (herein referred to as grantor), do grant, bargain, sell and convey unto JACK N. SPINKS and wife, IRENE SPINKS (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in helby County, Alabama, to-wit:

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Begin at the SE corner of Section 15, Township 22 South, Range 3 West and run Northerly along the East side of the said Section for 464.95 feet to a point in Spring Creek, thence turn an angle of 134 deg. 57 min. 14 sec. to the left and run Southwesterly for 50.45 feet to a point in Spring Creek, thence turn an angle of 78 deg. 25 min. 58 sec. to the right and run Northwesterly for 289 feet to a point in Spring Creek, thence turn an angle of 79 deg. 58 min. 58 sec. to the left and run Southwesterly for 391.16 feet to a point in Spring Creek, thence turn an angle of 12 deg. 02 min. 38 sec. to the left and run Southwesterly for 126.68 feet to a point in Spring Creek, thence turn an angle of 67 deg. 28 min. 18 sec. to the left and run Southeasterly for 550.50 feet to a point on the North right of way of a 60 foot wide road, thence turn an angle of 89 deg. 59 min. 19 sec. to the left and run Northeasterly along the said North right of way for 233.67 feet to a tangent curve concave Southerly and having a radius of 142.18 feet, thence turn an angle to the right and run Easterly along the said right of way through a central angle of 42 deg. 22 min. 09 sec. for 105.14 feet (angle to the 102.76 feet chord of 21 deg. 11 min. 08 sec. to the right), thence turn an angle from the 102.76 feet chord of 75 deg. 10 min. 41 sec. to the left and run Northerly for 84.70 feet back to the point of beginning.

Situated in Shelby County, Alabama.

Also included with the above described is a 30-foot wide easement for access and egress described as follows: Begin at the SE corner of Section 15, Township 22 South, Range 3 West, and run Southerly along a projection of the East side of the said Section 15 for 114.93 feet to a point on the North side of the 30-foot wide easement, said point being on a tangent curve concave Southerly and having a radius of 112.18 feet; thence turn an angle to the left and run Southeasterly along the North side of the herein described 30-foot wide easement through a central angle of 39 deg. 21 min. 03 sec. for 77.05 feet (angle to the 75.54 foot chord of 62 deg. 15 min. 18 sec. to the left); thence turn an angle from the 75.54 foot chord of 19 deg. 40 min. 35 sec. to the right and run Southeasterly along the Northeast side of the herein described 30-foot wide easement for 498.28 feet to point on the Northwest right of way of Shelby County Road No. 12, this being point of ending of 30-foot wide easement.

SUBJECT TO THE FOLLOWING: Permit to Alabama Power Company

*Spinks Fowler*  
553 Hwy 119  
Auburton, AL 35007

recorded in Book 270, page 27 in Probate Office of Shelby County, Alabama; Rights of others in and to the use of easement described in Deed Book 319, page 908 in said Probate Office;

Subject to Purchase Money Mortgage in the amount of \$65,000.00 executed simultaneously herewith.

The above described property constitutes no part of the homestead of grantor or his spouse.

The grantees agree to pay the 1989 ad valorem taxes assessed against said property which will be due and payable on October 1, 1989.

TO HAVE AND TO HOLD 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.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day of April, 1989.

*Hubert A. Tolleson*  
Hubert A. Tolleson

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hubert A. Tolleson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 17th day of April, 1989.

*Amy V. Sparks*  
Notary Public  
MY COMMISSION EXPIRES SEPTEMBER 12, 1992

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 APR 18 AM 8:48

*Thomas A. Sanderson, Jr.*  
JUDGE OF PROBATE

- 1. Deed Tax \$ 5.00
- 2. Mtg. Tax
- 3. Recording Fee 5.00
- 4. Indexing Fee 2.00
- TOTAL 12.00

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