

THIS INSTRUMENT PREPARED BY:
ELIZABETH S. PARSONS
Hereford, Blair, Holladay
and Parsons
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:
Michael A. Speakes
Patricia Speakes
503 Lindy Circle
Pell City, AL 35125

SURVIVORSHIP DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-Four Thousand and no/100 (\$24,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we, Joseph E. Little and wife, Alice G. Little, (herein referred to as grantors) do grant, bargain, sell and convey unto MICHAEL A. SPEAKES and PATRICIA SPEAKES, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

PARCEL 1: A parcel of land situated North of Shelby County Highway No. 43 and in the SW 1/4 of the SW 1/4 of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: From the Southwest Corner of Section 5, Township 18 South, Range 2 East, thence run northerly along the West Section line 212.10 feet to a point on the northerly right-of-way line of County Highway No. 43 and the Point of Beginning; thence continue northerly 1,131.14 feet along said West Section line to the Northwest Corner of the SW 1/4 of the SW 1/4 of said section; thence turn a left interior angle of 89 deg. 40' 56" and run easterly 398.98 feet to a point; thence turn a left interior angle of 90 deg. 00' and run southerly 1,095.99 feet to the northerly right-of-way line of said Highway No. 43, which lies 35 feet distant from and parallel to the center of the road; thence turn a left interior angle of 95 deg. 06' 44" and run southwesterly 394.27 feet along said right-of-way line to the Point of Beginning, making a closing left interior angle of 85 deg. 12' 20".

SUBJECT TO:

1. Mining and mineral rights not owned by Grantor(s).
2. Right of way to Shelby County, Alabama in Deed Book 220, page 227.
3. Lease covering minerals and rights thereto, recorded in Deed Book 340, page 835 and Deed Book 343, page 441.

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

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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 (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 (we) have hereunto set my (our) hand(s) and seal(s), this 14th day of December, 1990.

Joseph E. Little
Joseph E. Little
Alice G. Little
Alice G. Little

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph E. Little and wife, Alice G. Little, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December, 1990.

Elizabeth S. Parsons
Notary Public

(07975-90K)

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

90 DEC 20 AM 9:05

JUDGE OF PROBATE

1. Deed Tax	24.00
2. Mtg. Tax	0.00
3. Recording Fee	3.00
4. Indexing Fee	3.00
5. Notary Fee	1.00
6. Certified Fee	0.00
Total	30.00