

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

GRANTEE'S ADDRESS:
Sidney D. Howard

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

9201-8661 # 1998-17522

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ninety-Three, Thousand and 00/100 (\$193,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Estate of Margaret Wynn Snider, deceased, Probate Case 36-035 (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, Sidney D. Howard and Lynne F. Howard, husband and wife, (hereinafter referred to as GRANTEEES), 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 for Legal Description

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

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 GRANTEEES, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' 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 GRANTEEES, and GRANTEEES' 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 8th day of May, 1998.

Estate of Margaret Wynn Snider, Deceased, Probate Case 36-035

Thomas Edward Wynn

By: Thomas Edward Wynn, Executor and Individually and as Devisee

Ted Ridgley Wynn

Ted Ridgley Wynn, Individually and as Devisee

Carolyn Jean Lindley Leverett
Carolyn Jean Lindley Leverett, Individually and as Devisee

003 HEL
SHELBY COUNTY JUDGE OF PROBATE
11:04 AM CER 11 1E U
05/13/1998-17522

State of North Carolina)
County of Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Thomas Edward Wynn, whose name as Executor of Estate of Margaret Wynn Snider, deceased, Probate Case 36-035, 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 as such Executor and with full authority, signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of May, 1998.

Rip Clark Haigler

NOTARY PUBLIC

My Commission Expires: My Commission Expires 8-25-2002.

See attached for Additional Notary Acknowledgments

CL
JRW
JRW

Exhibit A

DESCRIPTION:
PARCEL NO. ONE

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY ALABAMA AND RUN NORTH 89°47'51" WEST FOR 390.00 FEET TO POINT OF BEGINNING; THENCE CONTINUE NORTH 89°47'51" WEST FOR 114.46 FEET; THENCE NORTH 01°07'30"E FOR 106.80 FEET; THENCE NORTH 63°16'10" WEST FOR 366.32 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY ROW LINE OF CAHABA VALLEY ROAD (HIGHWAY NO. 119); THENCE NORTH 30°44'21" EAST FOR 13.46 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE A CENTRAL ANGLE OF 9°44'30" AND A RADIUS OF 3979.93 FEET; THENCE NORTH 35°36'46" EAST FOR AN ARC DISTANCE OF 676.59 FEET; THENCE SOUTH 61°14'32" EAST FOR 502.72, MORE OR LESS TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID 1/4 1/4 SECTION; THENCE SOUTH 01°07'30" WEST FOR 171.70 FEET; THENCE SOUTH 24°10'49" WEST FOR 229.77 FEET; THENCE NORTH 89°47'51" WEST FOR 210.00 FEET; THENCE SOUTH 24°10'43" WEST FOR 229.83 FEET TO POINT OF BEGINNING.
CONTAINING 8.8 ACRES, MORE OR LESS.

State of North Carolina)
County of Jefferson)

I, the undersigned, hereby certify that Thomas Edward Wynn, Individually and as Devisee of the Estate of Margaret Wynn Snider, deceased, Probate Case 36-035, 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 conveyance, he executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 6 DAY OF MAY, 1998.

Thomas Edward Wynn 5/6/98
Notary Public hip Clark Heigel, Notary Public
My Commission Expires: My Commission Expires 8-25-2002.

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that Ted Ridgley Wynn, Individually and as Devisee of the Estate of Margaret Wynn Snider, deceased, Probate Case 36-035, 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 conveyance, he executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 5th DAY OF MAY, 1998.

James S. Constantino
Notary Public
My Commission Expires: My Commission Expires July 19, 1999.

State of Alabama)
County of Shelby)

X I, the undersigned, hereby certify that Carolyn Jean Lindley Leverett, Individually and as Devisee of the Estate of Margaret Wynn Snider, deceased, Probate Case 36-035, 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 conveyance, she executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 5TH DAY OF MAY, 1998.

Gerusa M. Pope
Notary Public
My Commission Expires: 02-18-01

Inst. # 1998-17525

05/13/1998-17525
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 206.50