

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

GRANTEE'S ADDRESS:
I. John Metzler, Jr.
312 Woodland Drive
Montevallo, Alabama 35115

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Six Thousand and 00/100 (\$206,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Kenneth R. Prefontaine and wife, Frankie York Prefontaine**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **I. John Metzler, Jr. and Mary Ann Metzler, husband and wife**, (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 LEGAL DESCRIPTION ATTACHE AS EXHIBIT "A"

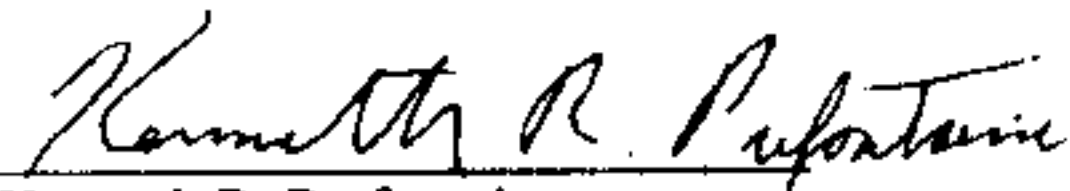
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$195,700.00 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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals this the 15th day of May, 1998.


Kenneth R. Prefontaine


Frankie York Prefontaine

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Kenneth R. Prefontaine and wife, Frankie York Prefontaine**, 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 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 15th day of May, 1998.

NOTARY PUBLIC
My Commission Expires: 3/5/99

05/18/1998-10070
09:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 FEL 21.50

Inst # 1998-10070

EXHIBIT "A"

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 West, described as follows:

Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 West; thence run North 5 deg. 38 min. East along the West boundary of said 1/4 1/4 for a distance of 391.04 feet to the point of beginning; thence continue along the same course for a distance of 398.35 feet; thence run North 79 deg. 14 min. East for a distance of 556.00 feet (553.70 measures); thence run South 6 deg. 25 min. East for a distance of 365.00 feet to the beginning of a curve on the North boundary of a County Road, said curve having a central angle of 56 deg. 26 min. and a radius of 60.00 feet and subtended by a chord bearing South 55 deg. 26 min. West with a chord distance of 56.65 feet; thence run along said curve for a distance of 58.99 feet; thence run North 62 deg. 45 min. West for 22.30 feet; thence run South 78 deg. 23 min. West (measures South 78 deg. 19 min. 10 sec. West) for a distance of 571.44 feet (measures 568.46 feet) to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT that portion lying Westerly of fence as shown on survey by Robert O. Blain dated May 13, 1998.

KRP
L.Y.P.

Inst # 1998-18070

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