

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

GRANTEE'S ADDRESS
Arnold W. Moore
16531 Highway 55
Sterrett, Alabama 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety-Eight Thousand and 00/100 (\$98,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Alex Neel Smith and Clair E. Smith, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Arnold W. Moore and wife, Rebecca A. Moore**, (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:

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.

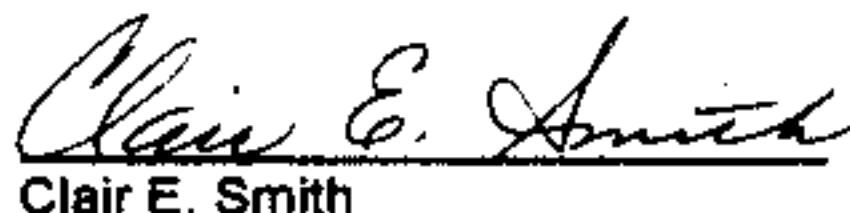
\$93,100.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S 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 3rd day of June, 1998.



Alex Neel Smith


Clair E. Smith

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Alex Neel Smith and Clair E. Smith, husband and wife 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 3rd day of June, 1998.


NOTARY PUBLIC
My Commission Expires: 10/3/2001

MARK L. ROWE
MY COMMISSION EXPIRES
10 / 03 / 2001

Inst # 1998-20962

06/05/1998-20962
03:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 16.00

EXHIBIT "A" - LEGAL DESCRIPTION

A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 2 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 30, TOWNSHIP 18 SOUTH, RANGE 2 EAST AND RUN IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 420.0 FEET TO A POINT; THENCE TURN AN ANGLE TO THE LEFT OF 88 DEG. 29 MIN. AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 124.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST STATED COURSE FOR A DISTANCE OF 341.41 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 55; THENCE TURN AN ANGLE TO THE LEFT OF 60 DEG. 37 MIN AND RUN IN A NORTHEASTERLY DIRECTION ALONG SAID WESTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 55 FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE TURN AN ANGLE TO THE LEFT OF 114 DEG. 49 MIN. 40 SEC. AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 216.06 FEET TO A POINT; THENCE TURN AN ANGLE TO THE LEFT OF 15 DEG. 44 MIN. AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 133.47 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

ALSO, COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 2 EAST; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 88 DEG. 29 MIN. TO THE LEFT AND RUN A DISTANCE OF 465.65 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY HIGHWAY #55; THENCE TURN AN ANGLE OF 119.23 FEET TO THE RIGHT AND RUN ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 85.27 FEET TO THE P.C. OF A CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY CURVE WHOSE DELTA ANGLE IS 7 DEG. 52 MIN. TO THE LEFT, TANGENT DISTANCE IS 75.27 FEET RADIUS IS 1094.68 FEET, LENGTH OF ARC IS 150.30 FEET TO THE P.T.; THENCE TURN AN ANGLE OF 68 DEG. 04 MIN TO THE RIGHT TANGENT FROM SAID CURVE AND RUN A DISTANCE OF 353.70 FEET TO THE WEST LINE NW OF THE 1/4 OF THE SW 1/4; THENCE TURN AN ANGLE OF 88 DEG. 29 MIN. TO THE RIGHT AND RUN NORTH ALONG THE WEST LINE SAID 1/4-1/4 SECTION A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.



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