

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

GRANTEE'S ADDRESS:
Raymond Victor Franklin, III
116 Meadow View Circle
Pelham, Alabama 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

07/01/1998-24697
Inst

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eighteen Thousand and 00/100 (\$118,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Ian K. Whitehouse and Sandra N. Whitehouse, 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 GRANTEEES, Raymond Victor Franklin, III and Amanda Leigh Franklin, 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.

\$117,076.00 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 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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' 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 GRANTEEES, and GRANTEEES' 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 30th day of June, 1998.

Ian K. Whitehouse
Ian K. Whitehouse

Sandra N. Whitehouse
Sandra N. Whitehouse

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ian K. Whitehouse and Sandra N. Whitehouse, 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 30th day of June, 1998.

Mark L. Rowe
NOTARY PUBLIC
My Commission Expires: 10/03/2001

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

07/01/1998-24697
11:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 12.00

Exhibit A

Lot 9, according to the Survey of Ivy Brook Phase One, as recorded in Map Book 18, page 21, in the Probate Office of Shelby County, Alabama.

Less and except the following described property:

Commence at the SE corner of Lot 9 as recorded in Map Book 18, page 21; thence South $63^{\circ}35'19''$ West and run a distance of 43.73 feet to the point of beginning thence North $10^{\circ}08'40''$ West and run a distance of 1.98 feet thence South $80^{\circ}51'34''$ West and run a distance of 34.20 feet to the Westerly lot line of said Lot 9; thence South $22^{\circ}50'54''$ East and run a distance of 12.08 feet to the SW corner of said Lot 9 thence North $63^{\circ}35'19''$ East and run a distance of 32.85 feet to the point of beginning.

Inst # 1998-24697

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