

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

GRANTEE'S ADDRESS:
Timothy Mark Ammons
925 Tulip Poplar Lane
Birmingham, Alabama 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ninety Thousand and 00/100 (\$190,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Michael W. Marquet, and wife and Megan P. Marquet, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, Timothy Mark Ammons and wife, Billie Joyce Ammons, (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:

Lot 1106, according to the Survey of Riverchase Country Club, 18th Addition, as recorded in Map Book 9, page 86, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. \$152,000.00 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 29th day of June, 1998.

Michael W. Marquet
By Melissa A. Hirst

his attorney in fact

Michael W. Marquet By: Melissa A. Hirst
his attorney in fact

Megan P. Marquet
By Melissa A. Hirst

Megan P. Marquet By: Melissa A. Hirst
her attorney in fact

State of Alabama)County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Melissa A. Hirst, whose name as Attorney In Fact for Megan P. Marquet 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, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 29TH DAY OF JUNE, 1998

My Commission Expires:

3/5/99

Notary Public

State of Alabama)County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Melissa A. Hirst, whose name as Attorney In Fact for Michael W. Marquet 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, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 29TH DAY OF JUNE, 1998

My Commission Expires:

3/5/99

Notary Public

07/01/1998-24705
11:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SMA 46.50

Inst # 1998-24705