

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

GRANTEE'S ADDRESS:  
John Pickney Romanstine, Jr.  
72 Couer D'Alene Street  
Montevallo, Alabama 35115

STATE OF ALABAMA ) CORPORATION  
COUNTY OF SHELBY ) JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty-Eight Thousand and 00/100 (\$128,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Wayne Dutton Construction Company, Inc., a corporation (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, John Pickney Romanstine, Jr., and wife, Shawn M. Romanstine, (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:

A parcel of land in the SW 1/4 of the SW 1/4 of Section 15, Township 22 South, Range 3 West, Montevallo, Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of Section 15, Township 22 South, Range 3 West, Montevallo, Shelby County, Alabama; thence run East along the Section line 130.03 feet to an iron pin and the point of beginning; thence continue last course 130.03 feet; thence turn left 91 deg. 03 min. 34 sec. and run North 161.28 feet to an iron pin on the South side of UTE Street (Cour D'Alene); thence turn left 89 deg. 21 min. 45 sec. and run West 130.10 feet along the South side of said street to an iron pin; thence turn left 90 deg. 40 min. and run South 160.33 feet to the point of beginning; being situated in Shelby County, Alabama.

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

\$120,105.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Wayne Dutton Construction Company, Inc. and Wayne Dutton Construction, Inc. are one and the same entity.

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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Wayne Dutton who is authorized to execute this conveyance, hereto set his signature and seal this the 24th day of July, 1998.

Wayne Dutton Construction Company, Inc.

Wayne Dutton

By: Wayne Dutton, President

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wayne Dutton, whose name as President of Wayne Dutton Construction Company, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of July, 1998.

Mark L. Rowe

NOTARY PUBLIC

My Commission Expires: 10/3/2001

MARK L. ROWE  
MY COMMISSION EXPIRES  
07/28/1998-2858/03/2001

09:40 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CRH 16.50

Inst # 1998-28587