

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

GRANTEE'S ADDRESS:
Kristina H. Perrine
2025 King Charles Court
Alabaster, Alabama 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Nine Thousand Nine Hundred and 00/100 (\$109,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jeffrey B. Singleton and Sandra K. Singleton, 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, **Kristina H. Perrine and Lyman E. Perrine, wife and husband**, (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.

1998-30106
Inst

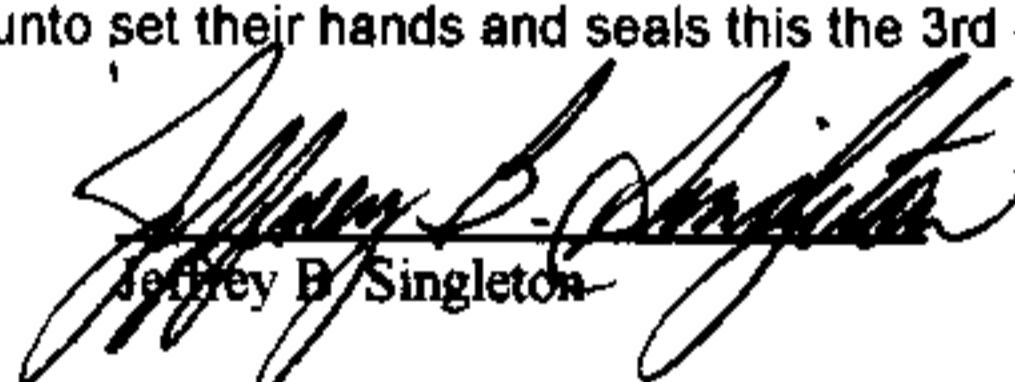
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

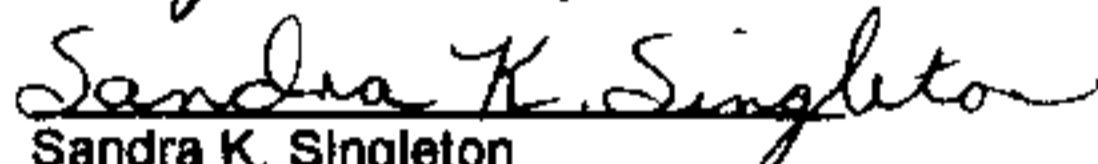
\$109,844.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 3rd day of August, 1998.

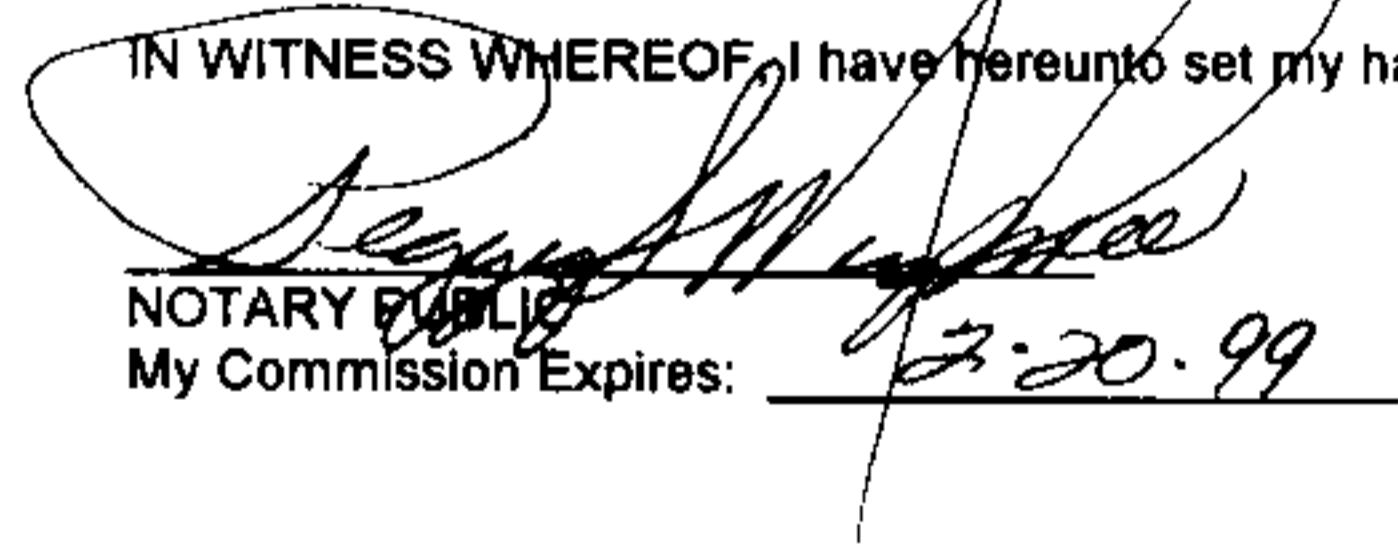

Jeffrey B. Singleton


Sandra K. Singleton

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jeffrey B. Singleton and Sandra K. Singleton, 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 August, 1998.


NOTARY PUBLIC
My Commission Expires: 03-20-99

RECEIVED
MY COMMISSION EXPIRES
2000-03-20

08/06/1998-30106
11:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.50

Exhibit A

Lot 90, according to the Survey of Kingwood, Third Addition, as recorded in Map Book 7 page 26 in the Probate Office of Shelby County, Alabama.

Less and Except: Part of Lot 90, according to the Survey of Kingwood, Third Addition, as recorded in Map Book 7 page 26, Probate Office of Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of said Lot 90; thence in a Westerly direction along the Northerly line of said Lot 90 and along the southerly line of King Charles Court, a distance of 29.00 feet; thence 89 deg. 28 min. 23 sec. left, in a Southerly direction, a distance of 51.11 feet to a point on the Southeasterly line of said Lot 90; thence 150 deg. 33 min. 37 sec. left, in a Northeasterly direction along said Southeasterly line, a distance of 39.00 feet to the point of beginning; being situated in Shelby County, Alabama.

JBS
SKS

Inst # 1998-30106

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