

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

GRANTEE'S ADDRESS:
Bradley N. Glasco
5621 Timber Hill Road
Pellham, Alabama 35124

STATE OF ALABAMA)
COUNTY OF SHELBY) JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifty-Five Thousand and 00/100 (\$155,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, The Estate of Eugene Hearn (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, Bradley N. Glasco and wife, Christa Ann Glasco, (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 legal description Exhibit "A"

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

\$155,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Eugene Hearn is the surviving grantee of deed recorded in Book 265, Page 383, in the Probate Office of Shelby County, Alabama; the other grantee, Lola Mae Hearn having died on or about the 5th day of November, 1992.

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

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 8th day of September, 1998.

The Estate of Eugene Hearn

By: Dan Hearn, executor
Dan Hearn, Executor

State of Alabama)County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Don Hearn, whose name as Executor of the Estate of Eugene Hearn 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, in his capacity as such Executor, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HANDS THIS THE 8th DAY OF September, 1998..

My Commission Expires:

3/5/99

[Signature]
Notary Public

Inst # 1998-35391

09/10/1998-35391
10:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00

Exhibit "A"

PARCEL "A"

A tract of land herein referred to as Parcel "A" which is situated in the Northeast quarter of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of Lot 7, Block 2 of Cherokee Forest, First Sector as recorded in Map Book 5, Page 17, in the Office of the Judge of Probate in Shelby County, Alabama; thence go in an Easterly direction, along the projection of the Northerly line of said Lot 7, a distance of 250.00 feet (250 feet - deed); thence turn left 90 degrees 01 minutes 25 seconds (90 degrees - deed) and go in a Northerly direction a distance of 72.88 feet (73 feet - deed) to a found 1" crimped pipe, said point being the Point of Beginning of the tract herein described; thence continue on the last described course a distance of 200.12 feet (200 feet - deed) to a found 1/2" rebar; thence turn right 90 degrees 04 minutes 31 seconds (90 degrees - deed) and go in an Easterly direction a distance of 216.65 feet to a found 1/2" rebar; thence turn right 89 degrees 55 minutes 29 seconds and go in a Southerly direction a distance of 200.00 feet to a found 1/2" rebar; thence turn right 90 degrees 02 minutes 37 seconds and go in a Westerly direction a distance of 216.65 feet to the Point of Beginning of the said Parcel "A". Said tract containing 1.00 acres, more or less. Said tract subject to any and all easements of record.

cat BLL

Inst # 1998-35391

09/10/1998-35391
10:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00