

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

GRANTEE'S ADDRESS:  
Linda Stinson

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty Thousand and 00/100 (\$120,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Jerry Lucas and Doug Howard, married men (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, Linda Stinson and Dave Stinson,, (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:

See legal description attached as Exhibit "A"  
THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTORS OR OF THE GRANTOR'S SPOUSE AS DEFINED BY THE CODE OF ALABAMA.

This conveyance is subject to the following restrictions and covenants which shall attach to and run with the land in perpetuity.

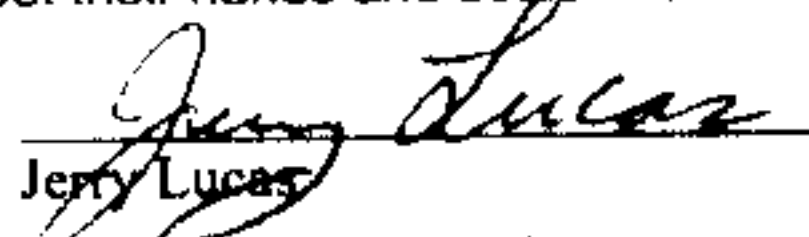
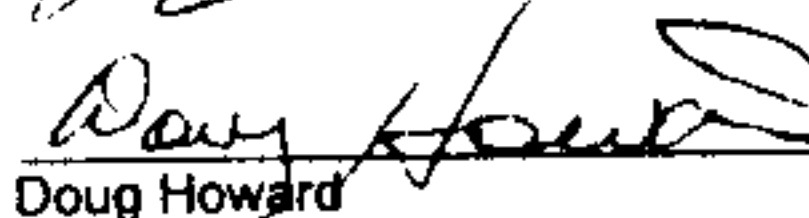
- 1) The property may not be used for any commercial purposes.
- 2) The property may not be used as a mobile home or a trailer park; however, it shall be permissible to have no more than one mobile home on any three acre parcel.

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

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 28th day of April, 1999

  
Jerry Lucas  
  
Doug Howard

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jerry Lucas and Doug Howard, married men 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 28th day of April, 1999.

  
NOTARY PUBLIC

My Commission Expires: 3/5/03

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES MARCH 5, 2003

Inst # 1999-17988

04/29/1999-17988  
01:22 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HHS 131.00

EXHIBIT "A"

From a 1/2 inch rebar at the true NW corner of the SW 1/4-NE 1/4 of Section 5, Township 21 South, Range 1 East, run thence South along the West boundary of said SW 1/4-NE 1/4 a distance of 57.50 feet to a 1/2 inch rebar, being the point of beginning herein described parcel of land; thence continue along said course a distance of 1274.83 feet to a 1/2 inch rebar on the Northerly boundary of Shelby County Highway #55 (80' R.O.W.); thence turn 105 degrees 18 minutes 01 seconds left and run 297.67 feet along said highway boundary and the following courses; 00 degrees 44 minutes 07 seconds left for 106.99 feet; 00 degrees 43 minutes 04 seconds left for 111.29 feet; 00 degrees 51 minutes 52 seconds left for 108.70 feet; thence turn 02 degrees 44 minutes left and run 80.83 feet along said highway boundary to a 1/2 inch rebar; thence turn 86 degrees 20 minutes 11 seconds left and run 215.55 feet to a 1/2 inch rebar; thence turn 64 degrees 34 minutes 08 seconds right and run 112.59 feet to a 1/2 inch rebar; thence turn 97 degrees 37 minutes 38 seconds right and run 239.67 feet to a 1/2 inch rebar on the Northerly boundary of aforementioned Shelby County Highway #55; thence turn 90 degrees 38 minutes 21 seconds left and run 55.55 feet along said highway boundary; thence turn 09 degrees 34 minutes 58 seconds left and run 101.97 feet along said highway boundary; thence turn 07 degrees 21 minutes 19 seconds left and run 14.44 feet along said highway boundary to a 1/2 inch rebar; thence turn 93 degrees 40 minutes 57 seconds left and run 187.80 feet to a 1/2 inch rebar; thence turn 88 degrees 09 minutes 42 seconds right and run 295.07 feet to a 1/2 inch crimped pipe on the Southerly boundary of a 60' easement for ingress and egress; thence turn 94 degrees 30 minutes 49 seconds left and run 284.79 feet along said easement boundary to a 1/2 inch rebar at the P.C. of a curve concave right and having a Delta angle of 62 degrees 03 minutes 28 seconds and tangents of 118.04 feet; thence turn 31 degrees 01 minutes 44 seconds right and run a chord distance of 202.30 feet to a 1/2 inch rebar at the P.T. of said curve; thence turn 31 degrees 01 minutes 44 seconds right and run 211.90 feet along said easement boundary to a 1/2 inch rebar; thence turn 89 degrees 52 minutes 23 seconds left and run 606.62 feet to the point of beginning of herein described parcel of land.

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