

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

GRANTEE'S ADDRESS:

Edwin E. Pitts

~~Highway 80~~

1134 Hwy 55
Wilsonville, AL 35186

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Thirty-Six Thousand and 00/100 (\$36,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Jerry Lucas, a single individual, and Doug Howard, a married man (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Edwin E. Pitts and Dianne W. Pitts, husband and wife, (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 attached legal description Exhibit "A"

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

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 two mobile homes shall be permissible.

The subject property does not constitute the homestead of the grantors herein as defined by the Code of Alabama.

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 3rd day of May, 1999

Jerry Lucas
Jerry Lucas

Doug Howard
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, a single individual, and Doug Howard, a married man 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 May, 1999.

NOTARY PUBLIC

My Commission Expires: 2-20-03

PEGGY I. MURPHREE

MY COMMISSION EXPIRES FEBRUARY 20, 2003

Inst # 1999-18723

05/05/1999-18723
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 47.00

Exhibit "A"

From a 1/2 inch rebar at the true SE corner of the SW 1/4 of NE 1/4 of Section 5, Township 21 South, Range 1 East, being the point of beginning of herein described parcel of land; run thence west along the south boundary of said SW 1/4-NE 1/4 a distance of 1048.90 feet to a 1/2 inch rebar on the Southerly boundary of Shelby County Highway #55 (80' R.O.W.); thence turn 164 degrees 42 minutes 05 seconds right and run 23.21 feet along said highway boundary and the following courses; 00 degrees 44 minutes 07 seconds left for 108.00 feet; 00 degrees 43 minutes 04 seconds left for 112.39 feet; 00 degrees 51 minutes 52 seconds left for 111.21 feet; 02 degrees 44 minutes left for 117.55 feet; 07 degrees 09 minutes 21 seconds left for 114.88 feet; 07 degrees 37 minutes 26 seconds left for 112.41 feet; 09 degrees 34 minutes 58 seconds left for 113.82 feet; 07 degrees 21 minutes 19 seconds left for 111.68 feet; 03 degrees 57 minutes 07 seconds left for 108.62 feet; 03 degrees 37 minutes 17 seconds left for 110.10 feet; thence turn 03 degrees 26 minutes left and run 36.14 feet along said highway boundary to a 1/2 inch rebar; thence turn 66 degrees 11 minutes 27 seconds right and run 121.99 feet to a 1/2 inch rebar on the East boundary of aforementioned SW 1/4-NE 1/4 of Section 5; thence turn 86 degrees 47 minutes 41 seconds and run 639.44 feet to the point of beginning of herein described parcel of land.

JJ
WJ

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