

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

GRANTEE'S ADDRESS:
Marion E. White, Jr.
Highway 55

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Twenty Thousand and 00/100 (\$20,000.00) 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 GRANTEES, **Marion E. White, Jr. and Sarah Joan White, 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.

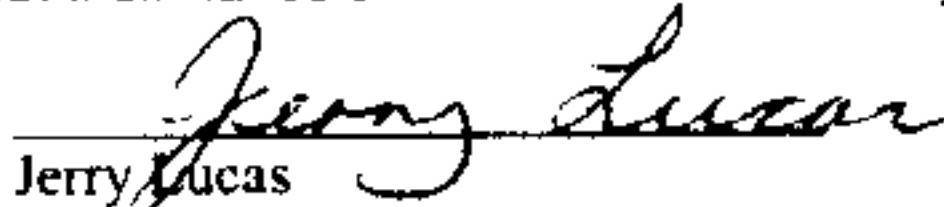
- 1) The property may not be used for any commercial purposes.
- 2) The Property may not be used as a mobile home or a trailer park; however two mobile homes shall be permissible.


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 7th day of May, 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, 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 7th day of May, 1999.


NOTARY PUBLIC

My Commission Expires: 3/17/03

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

05/10/1999-19586
12:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 31.00

Inst • 1999-19586

Exhibit "A"

From a 1/2 inch rebar at the true NE corner of the NW 1/4-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 South along the East boundary of said NW 1/4 - NE 1/4 a distance of 667.50 feet to a 1/2 inch rebar thence turn 90 degrees 12 minutes 49 seconds right and run 109.39 feet to a 1/2 inch rebar on the East boundary of an Alabama Power Company 100 foot wide right-of-way; thence turn 86 degrees 25 minutes 18 seconds right and run 1511.95 feet along said boundary to a 1/2 inch rebar; thence turn 93 degrees 43 minutes 15 seconds right and run 130.99 feet to a 1/2 inch rebar in a fence line thence turn 90 degrees 31 minutes 52 seconds left and run 30.00 feet along said fence line thence turn 00 degrees 31 minutes 18 seconds left and run 406.11 feet to a 1/2 inch rebar on the true North boundary of the SW 1/4-SE 1/4 of Section 32, Township 20 South, Range 1 East, thence turn 91 degrees 03 minutes 20 seconds right and run 40.26 feet to a 1/2 inch rebar at the true N.E. corner of said SW 1/4-SE 1/4; thence turn 88 degrees 12 minutes 37 seconds right and run 1277.67 feet to the point of beginning, situated in the NW 1/4-NE 1/4 of Section 5, Township 21 South, Range 1 East and the SW 1/4 - SE 1/4 of Section 32, Township 20 South, Range 1 East, Shelby County, Alabama.

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