

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

GRANTEE'S ADDRESS:
A. Kim Godfrey
2248 Richmond Lane
Pelham, Alabama 35124

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety-Four Thousand Five and 00/100 (\$94,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Reida Underwood and George Underwood, wife and husband and Melissa P. Underwood, a single individual** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **A. Kim Godfrey and Barbara S. Posey, single individuals**, (hereinafter referred to as GRANTEES), for and during 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:

Lot 39-A, according to a Resurvey of Lot 17, 1st Sector, Chanda Terrace, Resurvey of Lot 39, 2nd Sector, Chanda Terrace, as recorded in Map Book 10 page 18 in the Probate Office of Shelby County, Alabama. Also, a part of lot 40, Chanda Terrace, 2nd Sector, as recorded in Map Book 9 page 101, said part of Lot 40 being more particularly described as follows: Beginning at the SW corner of said Lot 40, and run in a northerly direction along the West line of said lot for a distance of 59.0 feet to the SW corner of Lot 39-A, in said subdivision; thence turn an angle to the right of 36 deg. 31 min. 15 sec. and run in a northeasterly direction along the common line of Lots 39-A and 40, for a distance of 124.74 feet to a point on the curved Southerly right of way line of Richmond Lane; thence turn an angle to the right and run in a southwesterly direction for a distance of 175.70 feet, more or less, to the point of beginning; begin situated in Shelby County, Alabama.



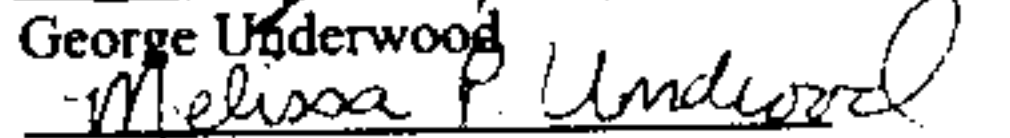
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$93,558.00 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 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 27th day of May, 1999.


Reida Underwood

George Underwood

Melissa P. Underwood

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Reida Underwood and George Underwood, wife and husband and Melissa P. Underwood, a single individual, 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 27th day of May, 1999.

NOTARY PUBLIC

My Commission Expires:

3/5/03

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

06/01/99
2790
NOTIFIED
1999
PM
SHELBY COUNTY JUDGE
10.50

Inst # 1999-22790