

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. W. Clark  
245 So. River Drive  
Shelby, Al 35124

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Twenty-Nine Thousand Nine Hundred and 00/100 (\$29,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James E. Leach and Sandra B. Leach, husband and wife** (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. W. Clark and Janice Clark, 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 legal description attached as Exhibit "A"

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 11th day of June, 1999.

James E. Leach 6-11-99  
James E. Leach

Sandra B. Leach 6-11-99  
Sandra B. Leach

STATE OF NEVADA)

COUNTY OF Clark )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James E. Leach and Sandra B. Leach, husband and wife 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 11th day of June, 1999.

Linda D. Eugster

NOTARY PUBLIC

My Commission Expires: January 1, 2001



Inst # 1999-25338

06/16/1999-25338  
12:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRN 41.00

Exhibit "A"

A parcel of land in the SW 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:  
Commence at the SE corner of said 1/4 1/4 Section; thence run North 01 deg. 25 min. 27 sec. West a distance of 138.72 feet along the East 1/4 1/4 line to the point of beginning; thence run South 89 deg. 54 min. 30 sec. West a distance of 313.43 feet to a point on the East right of way of Shelby County Highway No. 264 (Thompson Road); thence run Northeast along said right of way the following courses; thence North 35 deg. 52 min. 20 sec. East a distance of 53.85 feet; thence North 14 deg. 04 min. 20 sec. East a distance of 200.00 feet; thence North 02 deg. 49 min. 11 sec. East a distance of 50.99 feet; thence North 14 deg. 04 min. 20 sec. East a distance of 150.00 feet; thence North 02 deg. 45 min. 45 sec. East a distance of 50.99 feet; thence North 14 deg. 04 min. 20 sec. East a distance of 250.00 feet; thence North 35 deg. 52 min. 20 sec. East a distance of 53.85 feet; thence North 14 deg. 02 min. 20 sec. East a distance of 59.00 feet; thence North 59 deg. 17 min. 00 sec. East a distance of 74.00 feet; thence run South 01 deg. 25 min. 27 sec. East a distance of 865.93 feet along the East line of said 1/4 1/4 Section to the point of beginning; being situated in Shelby County, Alabama.

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