

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

GRANTEE'S ADDRESS:
James C. Traywick, Sr.
6321 Cahaba Valley Road
Birmingham, Alabama 35242

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Sixty Thousand and 00/100 (\$260,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Sidney D. Howard and Lynne F. Howard, 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, **James C. Traywick, Sr., Donna T. Sumners, and Kelley T. Wilson**, (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:

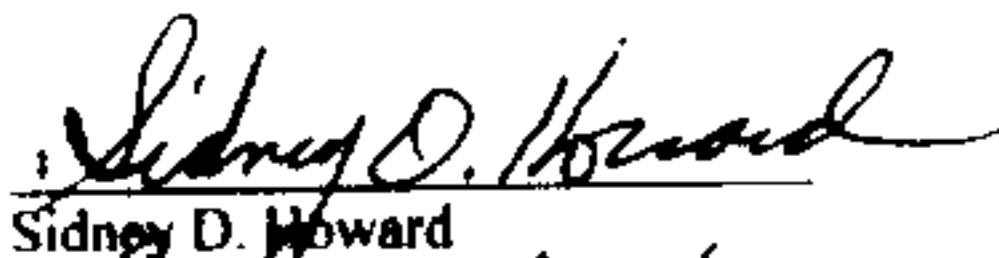
see attached legal description Exhibit "A"

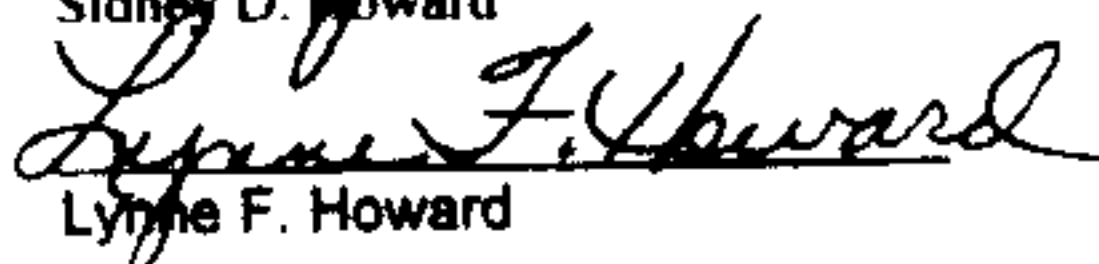
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

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 22nd day of June, 1999.


Sidney D. Howard


Lynne F. Howard

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sidney D. Howard and Lynne F. Howard, 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 22nd day of June, 1999.


NOTARY PUBLIC

My Commission Expires: 3/5/03

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

Inst • 1999-26427

06/24/1999-26427
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NWS 271.00

Exhibit "A"

Inst # 1999-26427

06/24/1999-26427
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 271.00

A parcel of land situated in the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at a 1" solid iron found at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama; thence South 89 degrees 10 minutes 20 seconds West assumed along the South line of said 1/4-1/4 and the North right of way line of Triple W Lane 390.00 feet to a 5/8" rebar set at the POINT OF BEGINNING; thence South 89 degrees 10 minutes 20 seconds West along said lines 114.46 feet to a 5/8" rebar set; thence North 0 degrees 07 minutes 52 seconds East, a distance of 106.00 feet to a 5/8" rebar set; thence North 65 degrees 59 minutes 37 seconds West, a distance of 182.69 feet to a 5/8" rebar set; thence North 62 degrees 32 minutes 37 seconds West, a distance of 183.80 feet to a 5/8" rebar set on the Southeasterly right of way line of Alabama Highway 119; thence North 29 degrees 49 minutes 32 seconds East, a distance of 13.46 feet to the point of curvature of a curve, concave to the Southeast having a radius of 4040.77 feet a central angle of 9 degrees 35 minutes 35 seconds, and a chord of 675.76 feet bearing North 34 degrees 37 minutes 04 seconds East, thence Northeast along said curve, a distance of 676.55 feet to a 5/8" rebar set thence South 60 degrees 22 minutes 34 seconds East, a distance of 506.70 feet to a 5/8" rebar set on the East line of said 1/4-1/4; thence South 0 degrees 18 minutes 32 seconds East along said line, a distance of 160.99 feet to a 1" crimped iron found; thence South 23 degrees 00 minutes 52 seconds West, a distance of 223.43 feet to a 5/8" rebar set; thence South 89 degrees 12 minutes 31 seconds West a distance of 210.00 feet to a 5/8" rebar set; thence South 23 degrees 09 minutes 41 seconds West, a distance of 229.83 feet to the POINT OF BEGINNING.

S.D.H.

L.F.H.