

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

GRANTEE'S ADDRESS:
Richard James Stockham, III
19 Glen Iris Park
Birmingham, Alabama 35205

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Sixty Thousand and 00/100 (\$160,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Michael M. Jared, a married man (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Richard James Stockham, III and Connie Ray Stockham, 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"

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR OR OF THE GRANTOR'S SPOUSE AS DEFINED BY THE CODE OF ALABAMA.

ALL MINERAL AND MINING RIGHTS EXCEPTED.

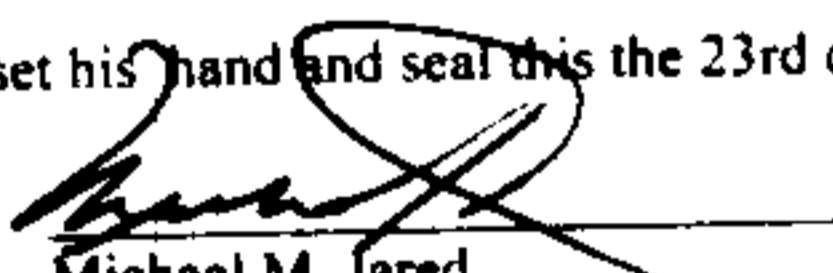
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$130,000.00 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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR 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 GRANTOR will, and GRANTOR'S 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 GRANTOR has hereunto set his hand and seal this the 23rd day of June, 1999.


Michael M. Jared

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael M. Jared, a married man whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of June, 1999.


NOTARY PUBLIC
My Commission Expires: 3/3/03

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 6, 2003

06/25/1999-26687
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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1999-26687

PARCEL NO. 11 Commence at a pine knot in rock pile accepted as the Southwest corner of the Northeast one-fourth of Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed South 88° 26' 11" East along South boundary of said quarter-quarter section for a distance of 203.20 feet to a point on the Easterly boundary of a 30 foot common easement; thence proceed North 20° 56' 50" East along the Easterly boundary of said easement for a distance of 8.12 feet; said point being the point of beginning. From this beginning point proceed North 20° 56' 50" East along the Easterly boundary of said easement for a distance of 140.26 feet (set 1/2" rebar); thence proceed North 84° 32' 29" East for a distance of 308.98 feet (set 1/2" rebar); thence proceed South 18° 04' 06" East for a distance of 186.80 feet to the Northerly shoreline of a lake; thence proceed South 78° 53' 21" West along the Northerly shoreline of said lake for a distance of 34.99 feet; thence proceed South 53° 47' 57" West along the Northerly shoreline of said lake for a distance of 75.24 feet; thence proceed North 28° 18' 36" West along the shoreline of said lake for a distance of 23.40 feet; thence proceed South 79° 04' 13" West along the shoreline of said lake for a distance of 29.30 feet; thence proceed South 01° 08' 39" West along the shoreline of said lake for a distance of 23.62 feet; thence proceed North 89° 12' 34" West along the Northerly shoreline of said lake for a distance of 66.41 feet; thence proceed North 86° 21' 25" West along the Northerly shoreline of said lake for a distance of 60.55 feet; thence proceed South 81° 50' 40" West along the Northerly shoreline of said lake for a distance of 37.69 feet; thence proceed North 49° 29' 31" West along the Northerly shoreline of said lake for a distance of 39.37 feet; thence proceed North 58° 54' 59" West along the Northerly shoreline of said lake for a distance of 100.65 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth and the Southeast one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama, and contains 1.71 acres.

ALSO:

Grantor grants to grantees, their successors and/or assigns and reserves into grantor and their successors and/or assigns the following non-exclusive easement:

A 30 FOOT INGRESS AND EGRESS EASEMENT being more particularly described as follows to-wit:
Commence at a pine knot in rock pile accepted as the Southwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 02° 52' 48" East along the West boundary of said quarter-quarter section for a distance of 94.40 feet to a point on the Southerly boundary of said easement, said point being the point of beginning. From this beginning point continue North 02° 52' 48" East along the West boundary of said quarter-quarter section for a distance of 34.81 feet to a point on the North boundary of said easement; thence proceed North 84° 06' 30" East along the north boundary of said easement for a distance of 263.32 feet to a 1" rebar in place; thence proceed North 84° 32' 29" East along the North boundary of said easement for a distance of 288.88 feet (set 1/2" rebar); thence proceed South 18° 04' 06" East for a distance of 21.91 feet; thence proceed South 84° 32' 29" West along the Southerly boundary of said easement for a distance of 308.98 feet; thence proceed South 73° 24' 51" West for a distance of 89.45 feet; thence proceed South 85° 18' 34" West for a distance of 165.30 feet to the point of beginning being the termination of said easement.

Inst # 1999-26687

06/25/1999-26687
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SHELBY COUNTY JUDGE OF PROBATE
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