

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

GRANTEE'S ADDRESS:
Steven L. Turnlund
9470 Chelsea Road
Columbiana, Alabama 35051

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Forty-Nine Thousand Six Hundred and 00/100 (\$249,600.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Donald W. Shirley and Lynette K. Shirley, 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 GRANTEE, **Steven L. Turnlund and wife, Gina K. Turnlund**, (hereinafter referred to as GRANTEE), 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"

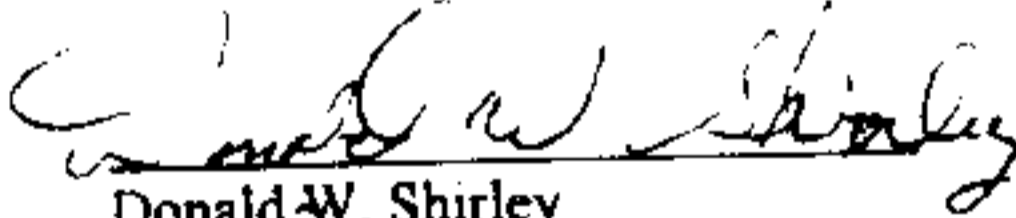
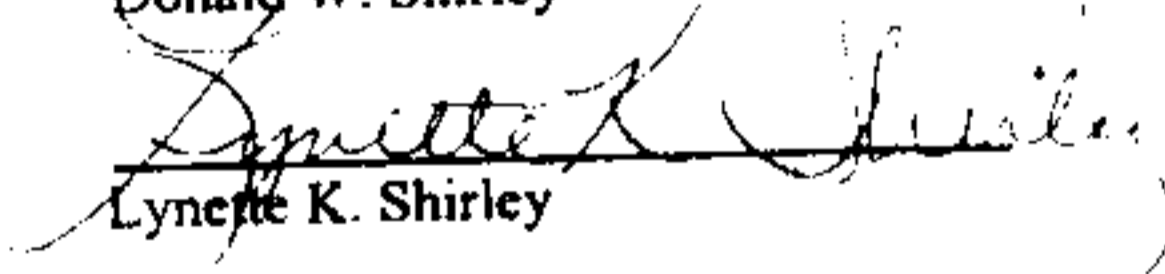
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$199,600.00 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 GRANTEE, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S 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 20th day of August, 1999.


Donald W. Shirley

Lynette K. Shirley

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donald W. Shirley and Lynette K. Shirley, 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 20th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: 2-20-03

PEGGY L. MURPHREE
MY COMMISSION EXPIRES FEBRUARY 20, 2003

08/23/1999-35348
11:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 61.00

Inst # 1999-35348

Ows

JRS

Exhibit "A"

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 11, Township 20 South, Range 1 West, in Shelby County, Alabama, and being described as follows: Commence at the NE corner of said 1/4-1/4 section; thence North 88 degrees 55 minutes 40 seconds West and run a distance of 677.13 feet to the point of beginning; thence South 23 degrees 43 minutes 30 seconds East and run a distance of 249.52 feet; thence South 20 degrees 43 minutes 06 seconds West and run a distance of 177.55 feet; thence South 60 degrees 24 minutes 51 seconds West and run a distance of 88.54 feet; thence South 3 degrees 43 minutes 56 seconds West and run a distance of 234.29 feet; thence North 89 degrees 12 minutes 45 seconds West and run a distance of 542.29 feet; thence North 2 degrees 05 minutes 05 seconds East and run a distance of 675.71 feet to the North line of aforesaid 1/4-1/4 section; thence South 88 degrees 55 minutes 40 seconds East and run a distance of 658.49 feet to the point of beginning.

ALSO: TOGETHER with a non-exclusive easement for ingress and egress and all utilities over, across and through the Northerly 30 feet only of the real property set out herein below and more particularly described as follows: Lot 1, according to the survey of Autry Land Division, as recorded in Map Book 14, Page 32, in the Probate Office of Shelby County, Alabama.

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