

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

GRANTEE'S ADDRESS: 1999-36594
James Farley
137 Chase Creek Circle
Pelham, Alabama 35124

JOINT SURVIVORSHIP DEED

08/31/1999-36594
01:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WAS 14.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eighty-Six Thousand Five Hundred and 00/100 (\$86,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Janet Dawn Powell, a single individual, and Margaret Joyce Powell, and husband, James D. Powell, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, James Farley and Melissa Farley, husband and wife, (hereinafter referred to as GRANTEEES), 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:

Lot 76, according to the Survey of Chase Creek Townhomes, Phase Two, as recorded in Map Book 19 page 160 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$82,150.00 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 GRANTEEES, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' 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 GRANTEEES, and GRANTEEES' 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.

Janet Dawn Powell
Janet Dawn Powell

Margaret Joyce Powell
Margaret Joyce Powell

James D. Powell
James D. Powell

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Janet Dawn Powell, a single individual, 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 her name 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.

Janet Dawn Powell
NOTARY PUBLIC

My Commission Expires: 5/28/2000

STATE OF TENNESSEE)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Margaret Joyce Powell, 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 her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of August, 1999.

Janet Dawn Powell
NOTARY PUBLIC

My Commission Expires: ~~MY COMMISSION EXPIRES JUNE 28, 2003~~

Margaret Joyce Powell and**

~~MY COMMISSION EXPIRES JUNE 28, 2003~~
** husband, James D. Powell