

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

GRANTEE'S ADDRESS:
Ray Baber
111 Cedar Cove Lane
Pelham, AL 35124

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seventeen Thousand Two Hundred Fifty and 00/100 (\$17,250.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Andrew Albright Lockhart, a married man, and James H. Collier, a married man** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ray Baber and Donna Baber,** (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"

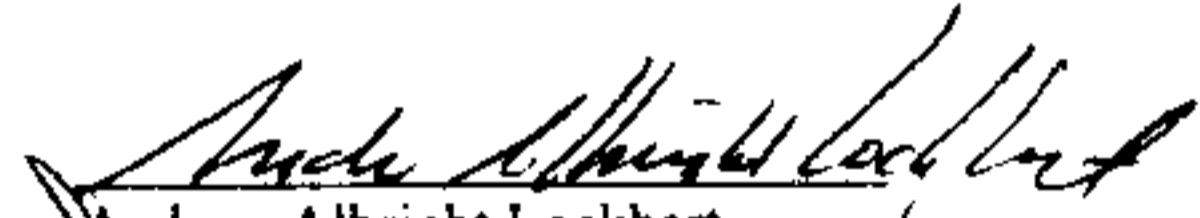

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTORS AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

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 18th day of October, 1999.

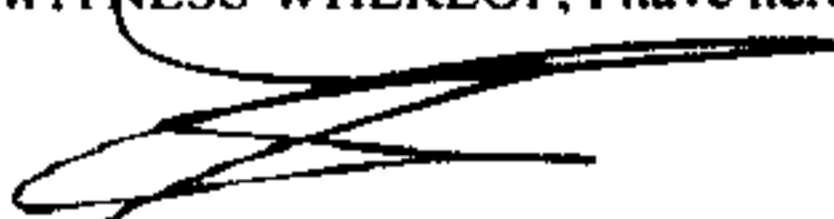

Andrew Albright Lockhart

James H. Collier

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Andrew Albright Lockhart, a married man, and James H. Collier, a married man 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 18th day of October, 1999.


NOTARY PUBLIC
My Commission Expires: 3/7/03

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


Inst # 1999-43288

10/19/1999-43288
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

Exhibit "A"

A parcel of land located in the Southeast Quarter of Section 13, Township 20 South, Range 3 West, being more particularly described as follows:

Commence at a point where the North line of the Southeast Quarter intersects the Easterly right-of-way line of Shelby County Highway No. 33. From said point run Easterly along the North line of said quarter for a distance of 293.96 feet to an iron; thence turn an interior angle to the left of 65 degrees 54 minutes 17 seconds and run in a Southwesterly direction for a distance of 219.16 feet to an iron pin and the point of beginning. From said point of beginning continue in said Southwesterly direction for a distance of 66.46 feet to an iron pin; thence turn an interior angle to the left of 92 degrees 09 minutes 33 seconds and run in a Northwesterly direction for a distance of 68.98 feet to an iron pin; thence turn an interior angle to the left of 95 degrees 57 minutes 16 seconds and run in a Northeasterly direction for a distance of 64.10 feet to an iron pin; thence turn an interior angle to the left of 85 degrees 59 minutes 49 seconds and run in a Southeasterly direction for a distance of 78.18 feet to an iron pin, being the Point of Beginning.

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