

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

GRANTEE'S ADDRESS:
Matthew Predmore
1017 Wyndham Lane
Helena, Alabama 35080

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

Inst # 1999-43710

10/22/1999
10/22/1999-43710
10:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJI 12.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety-Two Thousand Eight Hundred and 00/100 (\$92,800.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Gregory G. Finney and Michelle C. Finney, 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, Matthew Predmore and Amy L. Predmore, husband and wife, (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:

Lot 64, according to the Survey of Wyndham, Camden Sector, as recorded in Map Book 22, page 93, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.


- Subject to the following:
- Building setback line of 20 feet reserved from Wyndham Lane as shown by recorded plat.
- Easements as shown by recorded plat, including 10 feet along rear of lot.
- Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1997-16429 and Inst. #1997-29516 in Probate Office.
- Easement(s) to Town of Helena as shown by instrument recorded in Deed Book 305, Page 394, Deed Book 305 Page 396; Deed Book 305 Page 398; Deed Book 105 Page 44 and Deed Book 305 Page 402 in Probate Office
- Easement(s) to public for driving purposes as shown by instrument recorded in Deed Book 311 Page 153 in Probate Office.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 326, Page 162 in Probate Office.
- Alabama Power Company Easement as shown by instrument recorded in Real 142 Page 221; Real 183 Page 230; Real 230 Page 774 in Probate Office.


\$92,025.00 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 21st day of October, 1999.



Gregory G. Finney


Michelle C. Finney

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gregory G. Finney and Michelle C. Finney, 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 21st day of October, 1999.



NOTARY PUBLIC
My Commission Expires: 3/5/03

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

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