

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

GRANTEE'S ADDRESS:
H. Wade Sewell
120 Norwick Abbye Circle
Alabaster, Alabama 35007

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Sixty Thousand Three Hundred Twenty Seven and 98/100 (\$260,327.98) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James N. Carroll and Betty L. Carroll, 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 GRANTEES, **H. Wade Sewell and Patricia K. Sewell, 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"

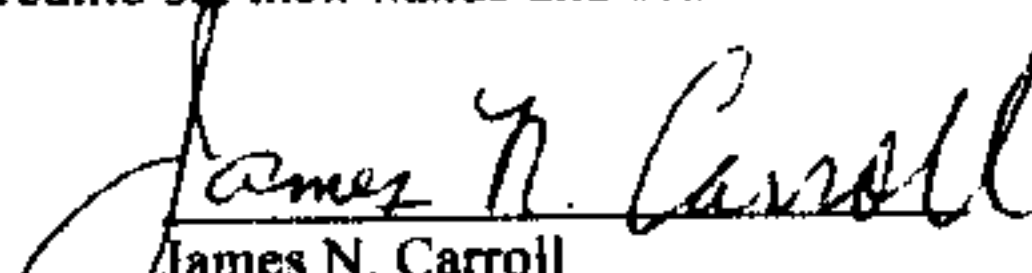
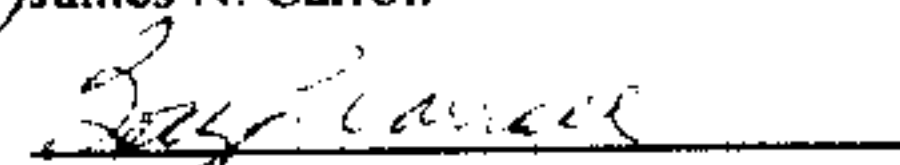
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$80,000.00 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 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 2nd day of December, 1999.


James N. Carroll

Betty L. Carroll

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James N. Carroll and Betty L. Carroll, 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 2nd day of December, 1999.

NOTARY PUBLIC

My Commission Expires: 2-20-03

Inst # 1999-49198

12/06/1999-49198

11:10 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 HNS 191.50

Exhibit A

Lot 31-A, Carroll's Subdivision less and except the following described parcel:
Commence at the Southeasterly corner of said lot and run in a Northeasterly direction
along said Lot line for 23.46 feet to the point of beginning; thence continue along the
last stated course for 51.30 feet to a point; thence 128 degrees 19 minutes 03
seconds left in a Southwesterly direction for 2.81 feet to a point; thence 205 degrees
00 minutes 31 seconds left in a Southwesterly direction for 10.50 feet to a point;
thence 202 degrees 16 minutes 47 seconds left in a Southwesterly direction for 10.36
feet to a point; thence 193 degrees 28 minutes 56 seconds left in a Southwesterly
direction for 16.59 feet to a point; thence 191 degrees 38 minutes 01 seconds left in
a Southwesterly direction for 14.39 feet to the point of beginning. Mb 25, Pg. 43,
Shelby County, Alabama.

BC Jnc

Inst # 1999-49198

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