

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

GRANTEE'S ADDRESS:  
Jack Lee O'Dell Jr.  
51705 Highway 25  
Vandiver, Alabama 35176

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Seventeen Thousand Five Hundred and 00/100 (\$117,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Samuel L. Stover and Dorothy L. Stover, 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, Jack Lee O'Dell Jr. and Susan G. Smith, 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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

\$111,600.00 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 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 1st day of February, 2000.

  
Samuel L. Stover

  
Dorothy L. Stover

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Samuel L. Stover and Dorothy L. Stover, 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 1st day of February, 2000.

  
NOTARY PUBLIC

My Commission Expires: 3/3/03

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

Inst • 2000-03439

02/03/2000-03439

10:53 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 NWS

17.00

EXHIBIT "A"

**PARCEL NO. 1:** Commence at the Northwest corner of the NE 1/4 of the SE 1/4 of Section 14, Township 18 South, Range 1 East, and run in a Southerly direction along the Westerly line of said 1/4-1/4 section for 66.0 feet to a point; thence run North 89 degrees 25 minutes 59 seconds East for a distance of 48.01 feet to a point on the Northeastery line of the Central of Georgia Railroad right of way; thence run South 61 degrees 13 minutes East along said right of way line for 1401.69 feet to a point; thence run North 32 degrees 20 minutes 40 seconds East for 15.03 feet to the point of beginning; thence run South 61 degrees 13 minutes East and parallel to said right of way line for 118.89 feet to a point; thence run South 60 degrees 39 minutes 50 seconds East and parallel to said right of way for 166.82 feet to a point; thence run South 29 degrees 20 minutes 10 seconds West for 15.00 feet to the Northeastery line of said right of way; thence run South 60 degrees 39 minutes 50 seconds East along said right of way for 83.21 feet to the P.C. (point of curve) of a curve to the right; thence in the arc of said curve, having a radius of 2502.96 feet and a central angle of 10 degrees 50 minutes and along said right of way for 473.25 feet to a point; thence run North 31 degrees 47 minutes 13 seconds East for 348.78 feet to a point; thence run North 17 degrees 51 minutes 26 seconds West for 100.22 feet to a point; thence run North 35 degrees 37 minutes 23 seconds West for 30.69 feet to a point on the Southwest right of way line of Alabama Highway No. 26; thence run North 55 degrees 19 minutes 50 seconds West along said right of way line for 165.0 feet to the P.C. (point of curve) of a curve to the left; thence in the arc of said curve, having a radius of 1105.92 feet and a central angle of 13 degrees 14 minutes 10 seconds and along said right of way for 255.48 feet to the P.T. (point of tangent) of said curve; thence North 68 degrees 34 minutes West in the tangent to said curve and along said right of way for 90.40 feet to the P.C. (point of curve) of a curve to the right; thence in the arc of said curve, having a radius of 594.40 feet and a central angle of 21 degrees 44 minutes 15 seconds and along said right of way for 224.16 feet to a point; thence run South 32 degrees 20 minutes 40 seconds West for a distance of 371.06 feet to the point of beginning, Shelby County, Alabama.

**PARCEL NO. 2:** Commence at the Northwest corner of the NE 1/4 of the SE 1/4 of Section 14, Township 18 South, Range 1 East, and run in a Southerly direction along the Westerly line of said 1/4-1/4 section for 66.0 feet to a point; thence run North 89 degrees 25 minutes 59 seconds East for a distance of 48.01 feet to a point on the Northeastery line of the Central of Georgia Railroad right of way; thence run South 61 degrees 13 minutes East along said right of way line for 1401.69 feet to the point of beginning; thence continue South 61 degrees 13 minutes East along said right of way line for 119.70 feet to a point; thence run South 60 degrees 39 minutes 50 seconds East along said right of way for 166.79 feet to a point; thence run North 29 degrees 20 minutes 10 seconds East for 15.0 feet to a point; thence run North 60 degrees 39 minutes 50 seconds West for 166.82 feet to a point; thence run North 61 degrees 13 minutes West for 118.89 feet to a point; thence run South 32 degrees 20 minutes 40 seconds West for 15.03 feet to a point on the Northeastery right of way line of the Central of Georgia Railroad right of way, said point being the point of beginning, Shelby County, Alabama.

*Handwritten signature/initials*

Inst # 2000-03439

02/03/2000-03439  
10:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
202 MMS 17.00