

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 290E
Birmingham, AL 35223

Send Tax Notice To
Robert D. Limbach and Ann M. Limbach
303 Ridge Road
Birmingham, AL 35209

STATE OF ALABAMA

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seventy-Three Thousand Nine Hundred and 00/100 (\$73,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **J.W.S., L.L.C., an Alabama Limited Liability Company** (hereinafter referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt whereof is hereby acknowledged, the **GRANTOR** does hereby give, grant, bargain, sell and convey unto the **GRANTEES, Robert D. Limbach and Ann M. Limbach**, (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:

Lot 9-A, according to A Resurvey of Lot 1, Tara Subdivision, Sector Two and Resurvey of Lots 9 and 10 and acreage, Tara Subdivision, Sector One, as recorded in Map Book 25, Page 121, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000 Existing covenants and restrictions, easements, building lines and limitations of record.

\$71,900.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATIONAL AGREEMENT OF J.W.S., L.L.C. AND SAME HAVE BEEN MODIFIED OR AMENDED.

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**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID **GRANTOR**, for said **GRANTOR**, **GRANTOR'S** heirs, successors, executors and administrators, covenants with **GRANTEES**, and with **GRANTEES'** heirs and assigns, that **GRANTOR** is 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 **GRANTOR** will, and **GRANTOR'S** 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 **GRANTOR** has hereunto set his hand and seal this the 14th day of March, 2000.

J.W.S., L.L.C.

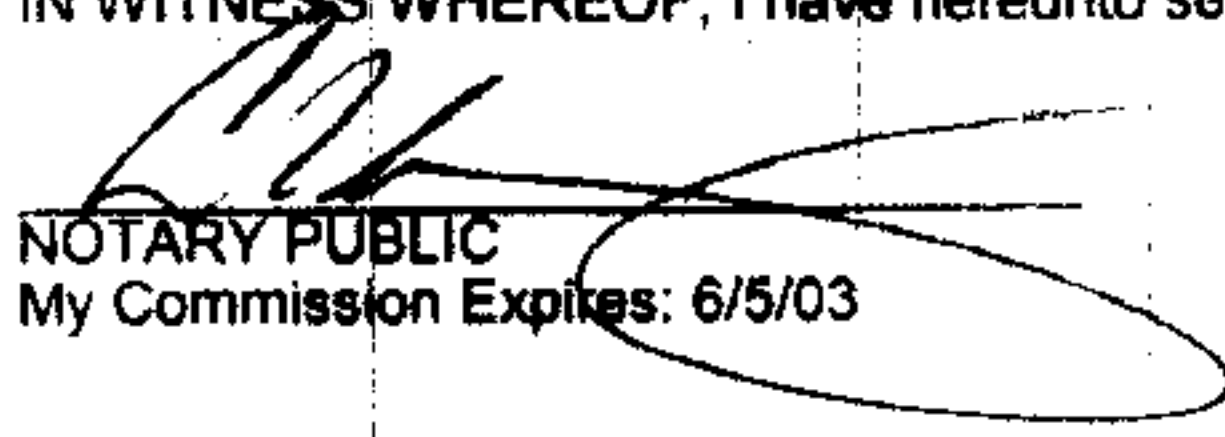

J. Anthony Joseph, Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **J. Anthony Joseph**, whose name as **Member of J.W.S., L.L.C., an Alabama Limited Liability Company**, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of March, 2000


NOTARY PUBLIC
My Commission Expires: 6/5/03

Inst # 2000-09257

03/23/2000-09257
11:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 10.50