

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

GRANTEE'S ADDRESS:
Richard D. Wann
99 Lake Circle
Wilsonville, Alabama 35186

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Fifteen Thousand and 00/100 (\$215,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Kelley Shaw Gage, Robert H. Shaw, Jr. and Joseph E. Shaw, as Personal Representatives under the will of Robert H. Shaw Deceased, Probate Case 39-104, Shelby County, Alabama, and Kelley Shaw Gage, a married individual, Robert H. Shaw, Jr., a married individual, Joseph E. Shaw, a married individual, and Margaret B. Shaw, the unmarried widow of Robert H. Shaw, deceased (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Richard D. Wann and Sheila F. Brooks, 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:

Lot 13, according to Walter's Cove, First Sector, as shown by subdivision map recorded in Map Book 5 page 22 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$135,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

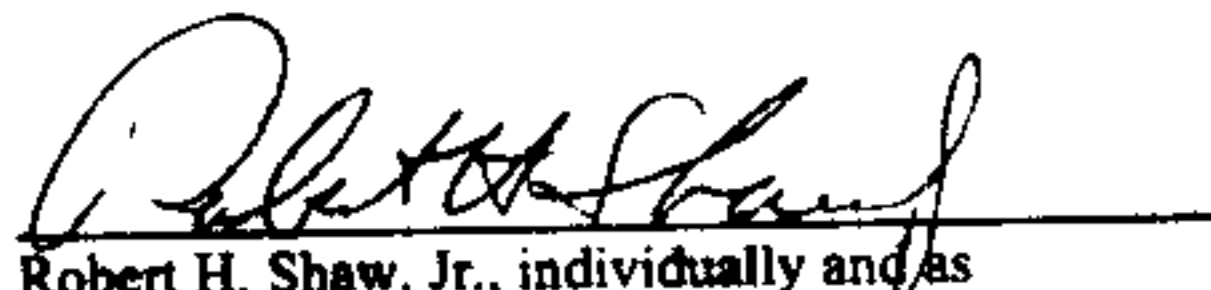
Subject property does not constitute the homestead of Kelley Shaw Gage, Robert H. Shaw, Jr. and Joseph E. Shaw, or their respective spouses, as defined by the Code of Alabama.

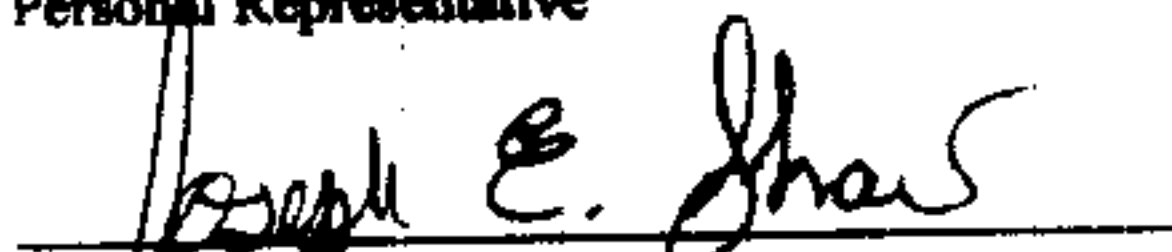
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties 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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR 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 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 their hand and seal this the 12th day of May, 2000.


Kelley Shaw Gage, individually and as
Personal Representative


Robert H. Shaw, Jr., individually and as
Personal Representative


Joseph E. Shaw, individually and as
Personal Representative


Margaret B. Shaw, individually

Inst # 2000-16031

05/16/2000-16031
08:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
NOT 196 93.50

SEE ATTACHED FOR NOTARY ACKNOWLEDGMENTS

NOTARY ACKNOWLEDGMENTS

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Kelley Shaw Gage, Robert H. Shaw, Jr. and Joseph E. Shaw, whose names as Personal Representatives under the will of Robert H. Shaw, deceased, Probate Case No. 39-104, in the Probate Office of Shelby County, Alabama, 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 conveyance, they, in their capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HANDS THIS THE 12TH DAY OF MAY, 2000.

My Commission Expires:


Notary Public

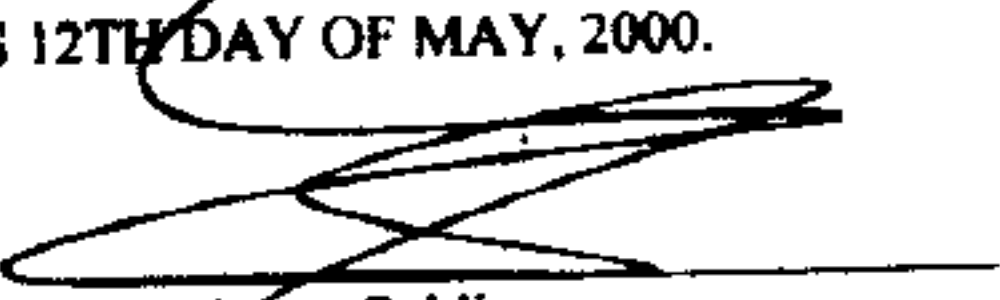
COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that, Kelley Shaw Gage, a married individual, Robert H. Shaw, Jr., a married individual, Joseph E. Shaw, a married individual, and Margaret B. Shaw, a single individual, 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 conveyance, they executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 12TH DAY OF MAY, 2000.

My Commission Expires:


Notary Public

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

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