

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

Send Tax Notice To:
David F. Painter and JoAnna L. Painter
623 Signal Valley Trail
Chelsee, AL 35043

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Fifteen Thousand and 00/100 (\$15,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Johnny Davis, a married man (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, David F. Painter and JoAnna L. Painter, (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 Exhibit "A" attached hereto and made a part hereof

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.

The above described property does not constitute the homestead of the Grantor nor his spouse.

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 1st day of May, 2000.

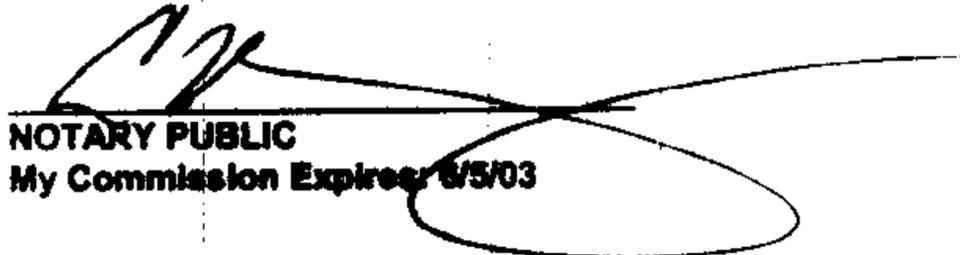

Johnny Davis

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Johnny Davis, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of May, 2000.


NOTARY PUBLIC
My Commission Expires 6/5/03

1st • 2000-16700
05/22/2000-16700
09:48 AM CERTIFIED
SHELY CHERRY JUDGE OF PROBATE
112 116 15.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Exhibit "A"

Commence at a disc in concrete accepted as the Northwest corner of the SW 1/4 of the SE 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 00 deg. 51 min. 51 sec. East along the West boundary of said 1/4 1/4 Section for a distance of 67.65 feet to the Southerly boundary of an existing easement as shown on deed of record in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 1996 at Page 10930, said point being the point of beginning, from this beginning point continue South 00 deg. 51 min. 51 sec. East along the West boundary of said 1/4 1/4 Section for a distance of 393.51 feet; thence proceed North 78 deg. 42 min. 25 sec. East for a distance of 75.82 feet to a point on the curvature of a concave curve left having a delta angle of 47 deg. 22 min. 12 sec. and a length of 20.67 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing and distance of North 01 deg. 02 min. 43 sec. East, 20.09 feet to a point on the Westerly boundary of a cul-de-sac having a 60 foot radius and being located on the curvature of a concave curve right having a delta angle of 98 deg. 54 min. 44 sec. and a length of 103.58 feet, said cul-de-sac also being located at the termination of Signal Valley Trail; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 23 deg. 36 min. 15 sec. East 91.19 feet; thence proceed North 13 deg. 03 min. 19 sec. East along the Westerly boundary of said above referenced easement for a distance of 219.80 feet to the P. T. of a concave curve left having a radius of 25 feet P. C. of said curve; thence proceed Northwesterly along the curvature of said curve for a distance of 38.84 feet to a point on the Southerly boundary of said above referenced easement; thence proceed North 75 deg. 58 min. 08 sec. West along the Southerly boundary of said easement for a distance of 84.53 feet to the P. C. of a concave curve right having a delta angle of 39 deg. 51 min. 54 sec. and a radius of 280.0 feet; thence proceed Northwesterly along the curvature of said curve and along the Southerly boundary of said easement for a chord bearing and distance of North 71 deg. 12 min. 36 sec. West, 46.46 feet to the point of beginning; being situated in Shelby County, Alabama.

The above described land is located in the SW 1/4 of the SE 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama.

Inst # 2000-16700

**05/22/2000-16700
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NWS 26.00**