

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

GRANTEE'S ADDRESS:  
Ronnie D. Owens  
4935 Meadowbrook Road  
Birmingham, Alabama 35242

COUNTY OF SHELBY )

**JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifty-Nine Thousand and 00/100 (\$159,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Mohammad A. Rahim and wife, Mahjabeen Rahim** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ronnie D. Owens and T. Suzanne Owens, 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 88-A, according to a Resurvey of Lot 88, Meadow Brook - Second Sector - First Phase, recorded in Map Book 7 Page 137 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.

\$159,000.00 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 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 his hand and seal this the 5th day of June, 2000.

  
Mohammad A. Rahim

  
Mahjabeen Rahim

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Mohammad A. Rahim and wife, Mahjabeen Rahim, 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 5th day of June, 2000.

  
NOTARY PUBLIC

My Commission Expires: 3/7/03

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

06/13/2000-19728  
08:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
803 NIS 14.50

Inst • 2000-19728

EXHIBIT "A"

**Parcel I**

Lot 88-A, according to a Resurvey of Lot 88, Meadow Brook - Second Sector - First Phase, recorded in Map Book 7 page 137 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**Parcel II**

Lot 2, according to the Survey of Ronnie D. and T. Suzanne Owens Estate, Lot 1 and Lot 2, as recorded in Map Book 26 page 82 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the right to use non-exclusive 60 foot access easement as set out by Inst. #1996-10930 described as follows:

From the Southwest corner of the NE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said NE 1/4 of NW 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 deg. 25 min. 49 sec. left and run 99.24 feet along said easement centerline and the following courses: 06 deg. 03 min. 54 sec. left for 104.89 feet; 12 deg. 24 min. 30 sec. left for 175.59 feet; 10 deg. 38 min. right for 201.28 feet; 12 deg. 54 min. 55 sec. right for 165.02 feet; 05 deg. 37 min. 50 sec. left for 265.89 feet; 15 deg. 35 min. 30 sec. right for 323.69 feet; 13 deg. 58 min. 30 sec. left for 188.54 feet; 08 deg. 44 min. right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 deg. 00 min. right and run along said easement centerline a distance of 50.72 feet; thence turn 92 deg. 06 min. 49 sec. left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54 deg. 49 min. 11 sec. right for 141.23 feet; 12 deg. 33 min. 27 sec. left for 110.76 feet; 20 deg. 34 min. 50 sec. left for 169.50 feet; 15 deg. 05 min. 36 sec. right for 86.16 feet; 36 deg. 33 min. 41 sec. right for 166.53 feet; 29 deg. 09 min. 29 sec. left for 97.38 feet; 14 deg. 44 min. 38 sec. left for 198.02 feet; 16 deg. 40 min. 30 sec. left for 276.22 feet; 34 deg. 30 min. 41 sec. left for 274.24 feet to a point on the South boundary of the NW 1/4 of NE 1/4 of aforementioned Section 23; thence turn 02 deg. 14 min. 58 sec. right and continue along said easement a distance of 473.26 feet to the P. C. of a curve concave right, having a delta angle of 65 deg. 53 min. 34 sec. and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P. T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 deg. 12 min. 30 sec. left and run 760.84 feet along said easement centerline to a point on the North boundary of the SW 1/4 of NE 1/4 of Section 23, Township 19 South, Range 1 West; thence turn 180 deg. 00 min. right and run 760.84 feet along said easement centerline; thence turn 57 deg. 47 min. 30 sec. left and run 338.44 feet along said easement centerline; thence turn 02 deg. 42 min. 42 sec. right and run 588.77 feet to the PC of a curve concave left,

having a delta angle of 46 deg. 35 min. 43 sec. and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 deg. 34 min. 50 sec. left and run 68.62 feet along said easement centerline; thence turn 180 deg. 00 min. right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 deg. 17 min. 51 sec. and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 deg. 09 min. 45 sec. and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 deg. 36 min. 35 sec. and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 deg. 45 min. 20 sec. and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 deg. 51 min. 35 sec. left and run 278.49 feet along said easement centerline; thence turn 06 deg. 48 min. right and run 213.47 feet along said easement centerline; thence turn 00 deg. 50 min. 46 sec. right and run 321.84 feet along said easement centerline; thence turn 180 deg. 00 min. right and run 321.84 feet along said easement centerline; thence turn 00 deg. 50 min. 46 sec. left and run 213.47 feet along said easement centerline; thence turn 06 deg. 48 min. left and run 278.49 feet along said easement centerline; thence turn 09 deg. 12 min. left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the SE 1/4 of SW 1/4 of Section 23, Township 19 South, Range 1 West; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 54 deg. 03 min. 57 sec. and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 deg. 40 min. 50 sec. and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 deg. 19 min. 01 sec. and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U. S. Highway No. 280 (80 foot right of way) and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the SE 1/4 of SW 1/4 of Section 23, Township 19 South, Range 1 West, tracks in close proximity that certain easement centerline described in Book 184 at page 89; said property being situated in Shelby County, Alabama.

Inst # 2000-19728

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08:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HNS 14.50