

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

Send Tax Notice To:
Robert W. Gannon and Leigh Ann Gannon
323 Bream Cove Road
Columbiana, AL 35051

STATE OF ALABAMA

COUNTY OF SHELBY

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Thirty Thousand and 00/100 (\$130,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Michael M. Jared, 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, **Robert W. Gannon and Leigh Ann Gannon**, (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:

Commence at the Southwest corner of the Southeast one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 01 degrees 44 01" East along the West boundary of said quarter-quarter section for a distance of 282.57 feet; thence proceed North 47 degrees 01' 53" East for a distance of 1007.04 feet to the point of beginning. From this beginning point thence proceed North 47 degrees 09 58" East for a distance of 117.17 feet to a " pipe in place; thence continue North 47 degrees 09 58" East for a distance of 138.05 feet to a 1" rebar in place; thence proceed North 56 degrees 58' 10" West for a distance of 205.47 feet; thence proceed South 41 degrees 14 55 West for a distance of 79.53 feet; thence proceed South 23 degrees 36' West for a distance of 97.67 feet; thence proceed South 58 degrees 15' 12" West for a distance of 78.80 feet; thence proceed South 49 degrees 29 50" East for a distance of 33.96 feet; thence proceed South 58 degrees 16' 17" East for a distance of 138.88 feet to the point of beginning.

Subject To:

Ad valorem taxes for 2001 and subsequent years not yet due and payable until October 1, 2001. Existing covenants and restrictions as recorded in Instrument No. 1999-26118, easements, building lines and limitations of record. Grantor reserves unto himself, his successors, heirs and assigns mineral and mining rights to the property.

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

\$110,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The Preparer of this instrument makes no representations as to the status of the title of the property conveyed herein. Legal description supplied by Grantor.

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 10th day of November, 2000.

Michael M. Jared

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael M. Jared, 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 10th day of November, 2000.

NOTARY PUBLIC

My Commission Expires: 6/5/03

Inst # 2000-42910

12/14/2000-42910
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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