

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

GRANTEE'S ADDRESS:
Gerald W. Cummings
PO BOX 562
Alabaster, AL 35007

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

Inst # 2001-14644

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eighty-Four Thousand Four Hundred Sixty and 00/100 (\$84,460.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Stephen H. Lee, a married individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Gerald W. Cummings, Jimmie Ruth Cummings and DeLane Abernathy**, (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 Attached Exhibit A for Legal Description

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

Subject property does not constitute the homestead of the Grantor, as defined by the Code of Alabama.

Grantor reserves the right of first refusal should this property be sold.

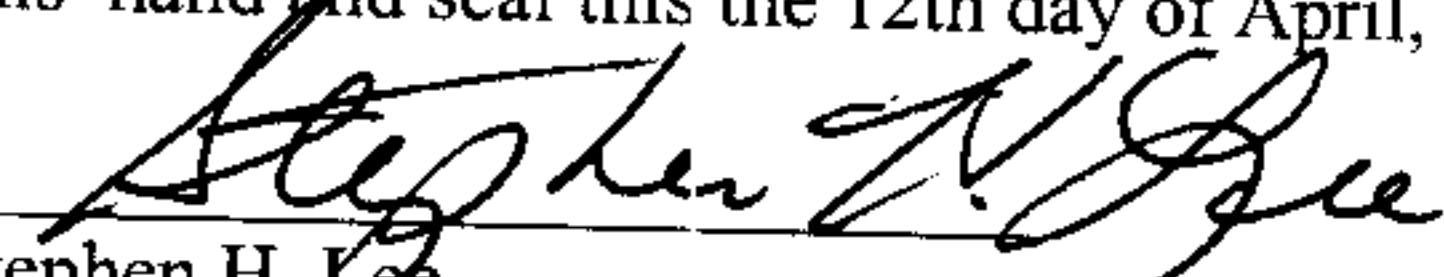
The following restrictions are to run with the land:

1. Property is not to be sold as commercial property.
2. Any residence built on this property must have plans approved by Steve Lee.
3. Minimum square footage for any residence constructed on this property is 1700 square feet with 3 sides brick..
4. No mobile homes or manufactured homes to be located on property.

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 12th day of April, 2001.


Stephen H. Lee

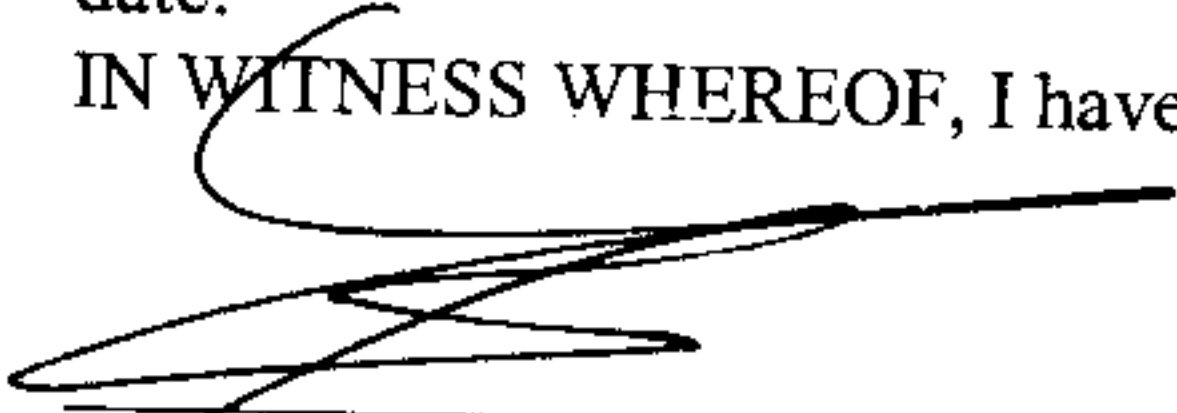
STATE OF ALABAMA)

COUNTY OF SHELBY)

04/17/2001-14644
10:16 AM CERTIFIED
Shelby Co. J.O.P.
002 MB 98.50

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Stephen H. Lee, a married individual 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 signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of April, 2001.


NOTARY PUBLIC
My Commission Expires: 3/30/03

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

Exhibit A

Commence at the NE corner of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama and run along the East section line south 915.00 feet; thence S 79 deg. 41 min. 13 sec. W 1328.09 feet; thence S 62 deg. 43 min. 49 sec. W 253.00 feet; thence S 65 deg. 08 min. 18 sec. W 106.17 feet; thence S 45 deg. 08 min. 17 sec. W 163.29 feet; thence S 89 deg. 33 min. 33 sec. W 259.87 feet; thence S 69 deg. 23 min. 57 sec. W 251.20 feet to a point on the East right of way of Alex Mill Road; thence along said east right of way N 57 deg. 50 min. 02 sec. W 560.00 feet to the point of beginning; thence continue along said right of way N 57 deg. 50 min. 02 sec. W 57.00 feet; thence in a curve concave to the left having a radius of 170.00 feet at a chord N 65 deg. 34 min. 09 sec. W 45.76 feet; thence N 73 deg. 18 min. 16 sec. W 163.83 feet; thence continue along said east right of way in a curve concave right having a radius of 97.96 feet at a chord N 51 deg. 07 min. 29 sec. W 73.96 feet; thence N 28 deg. 56 min. 42 sec. W 115.62 feet to a intersection of said east right of way and the east right of way of Old Alexander Mill Road; thence along the East right of way of Old Alexander Mill Road in a curve concave left having a radius of 400.05 feet at a chord N 20 deg. 31 min. 15 sec. E 144.97 feet; thence leaving said east right of way S 87 deg. 21 min. 42 sec. E 256.70 feet; thence S 56 deg. 17 min. 42 sec. E 211.28 feet; thence S 32 deg. 13 min. 53 sec. W 200.82 feet to the point of beginning; All lying in the N 1/2 Section 11 Township 22 South Range 3 West, Shelby County, Alabama. being situated in Shelby County, Alabama.



Inst # 2001-14644

04/17/2001-14644
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MB 9B.5b