

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

GRANTEE'S ADDRESS:
Mathew J. King
2574 Comanche Drive
Birmingham, Alabama 35244

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eighty-Nine Thousand and 00/100 (\$189,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Elizabeth G. Fennell, an unmarried woman** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Mathew J. King, a single individual, and Courtney Marie Dees, a single individual**, (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 18A, according to a Resurvey of Lots 14, 15, 16, 17, 18 and 19, Indian Valley, Third Sector, as recorded in Map Book 5 page 129 in the Probate Office of Shelby County, Alabama. Together with an existing Pedestrian and Vehicular Easement for purposes of ingress and egress, running from the Southern point of subject property in a Southerly direction along the Southwesterly lot line of Lot 18 to a 30 foot Driveway Easement; thence in a Southerly direction to the Northern terminus of a Cul de Sac of Comanche Drive.

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

\$179,550.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

E.G.F. Elizabeth G. Fennell is the surviving grantee of that certain deed recorded in Deed Book 291 page 215 in the Probate Office of Shelby County, Alabama; the other grantee, Noble W. Fennell, having died on or about December 26, 1999.

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 her hand and seal this the 26th day of June, 2001.

Elizabeth G. Fennell
Elizabeth G. Fennell

096483/2001-26821
SHELBY COUNTY JUDGE OF PROBATE
001 CJI 20.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Elizabeth G. Fennell, an unmarried woman 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 her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of June, 2001.

[Signature]
NOTARY PUBLIC

My Commission Expires: _____

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2002