

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

GRANTEE'S ADDRESS:  
Allen B. Morgan  
8 Hunters Trace  
Pelham, Alabama 35124

STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty-Four Thousand Nine Hundred and 00/100 (\$124,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James Lawrence Fillmer and Dale H. Fillmer, husband and wife, and Scott Fillmer and Deborah Karen Fillmer, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Allen B. Morgan and Jennifer S. Morgan, 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 8, according to the Survey of Hunter's Glen, as recorded in Map Book 6 page 49 in the Probate Office of Shelby County, Alabama.

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

\$122,970.00 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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals this the 28th day of June, 2001.

James Lawrence Fillmer  
James Lawrence Fillmer

Scott Fillmer  
By: Dale H. Fillmer  
his attorney-in-fact  
Scott Fillmer by and through his Attorney in Fact  
Dale H. Fillmer

Dale H. Fillmer  
Dale H. Fillmer

Deborah Karen Fillmer  
By: Dale H. Fillmer  
his attorney-in-fact  
Deborah Karen Fillmer by and through her Attorney

Inst # 2001-27304  
See Notary Acknowledgments Attached

07/02/2001-27304  
03:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MB 16.00



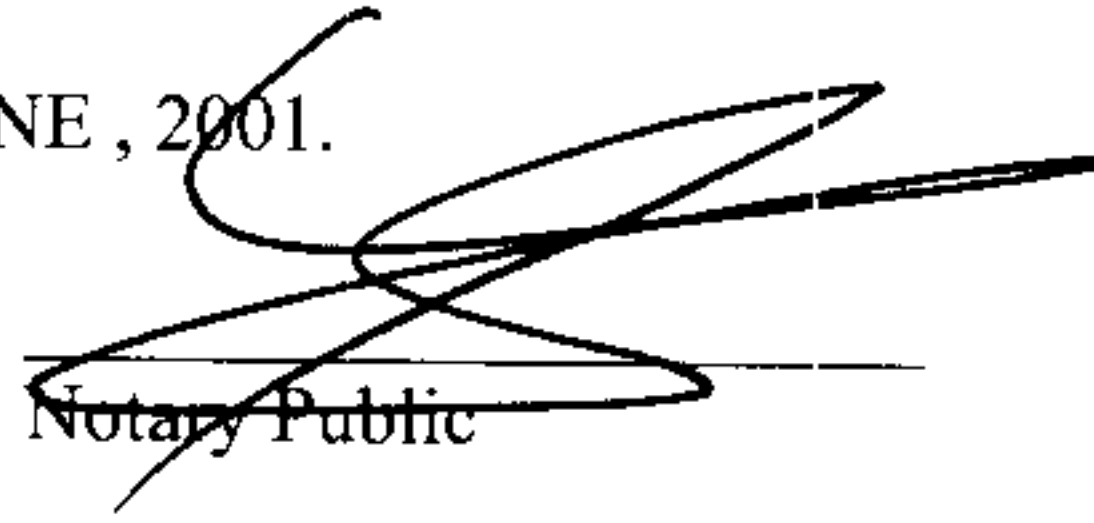
State of Alabama)  
County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Lawrence Fillmer and wife, Dale H. Fillmer, 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 conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS 28TH DAY OF JUNE, 2001.

My commission expires:

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

  
Notary Public

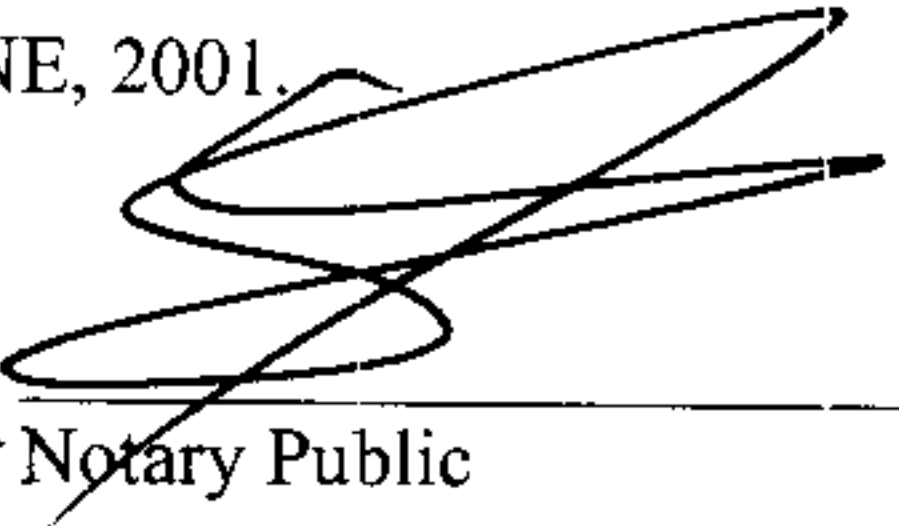
State of Alabama)  
County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dale H. Fillmer, whose name as Attorney in Fact for Scott Fillmer and wife, Deborah Karen Fillmer, 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 conveyance, she, in her capacity as Attorney in Fact, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS 28TH DAY OF JUNE, 2001.

My commission expires:

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

  
Notary Public

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