

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
George Tyus Hill Jr. and Cheryl Lynn Hill
32 Bonnie Blue Lane
Columbiana, AL 35051

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Fourteen Thousand and 00/100 (\$414,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Calaronan Development Corporation Laron Properties, Inc.**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **George Tyus Hill Jr. and Cheryl Lynn Hill**, (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 2, according to the survey of Tara Subdivision, Sector Three, as recorded in Map Book 26 Page 21 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines and limitations of record.

\$331,200.00 of the consideration was paid from the proceeds of 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, 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 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 **29th** day of **November**, 2001.

Calaronan Development Corporation


J. Anthony Joseph, President

Laron Properties, Inc.

By: 

J. Anthony Joseph,
Attorney in Fact for
Lane E. Wolbe, President

12/08/2001-53490
09:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 97.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 2001-53490

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **J. Anthony Joseph**, whose name as **President of Calaronan Development Corporation**, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **29th** day of **November, 2001**.


NOTARY PUBLIC

My Commission Expires: 6/5/03

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that J. ANTHONY JOSEPH, whose name as Attorney in Fact for LANE E. WOLBE, President of LARON PROPERTIES, INC., a Georgia corporation, under that certain Durable Power of Attorney recorded on 12-8-2001, in Real/Instrument # 2001-53489, Page _____, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, he in capacity as such Attorney in Fact, for such Officer and with full authority, executed the same voluntarily on behalf of said corporation.

Given under my hand and seal of office this the 29th day of November, 2001.


Notary Public

My Commission expires: 6/5/03

Inst # 2001-53490

12/08/2001-53490
09:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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