

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

GRANTEE'S ADDRESS:  
Clark Edwards  
701 Inverness Lane  
Birmingham, Alabama 35242

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Hundred Thousand and 00/100 (\$400,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Jeanette Isbell Harris and The Estate of Edith Smith, deceased, Shelby County Probate Case #40-009 (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Clark Edwards, Larry D. Edwards, and Sally Edwards (hereinafter referred to as GRANTEE), 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 Legal Description, "Exhibit A".

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

\$ 360,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Edith Isbell and Edith Smith are one and the same person.

This property is not the homestead of Jeanette Isbell Harris as defined by the Code of Alabama.

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 GRANTEE, 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 GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S 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 7<sup>th</sup> day of January, 2002.

The Estate of Edith Smith

Jeanette Isbell Harris, Executrix  
Jeanette Isbell Harris, Executrix

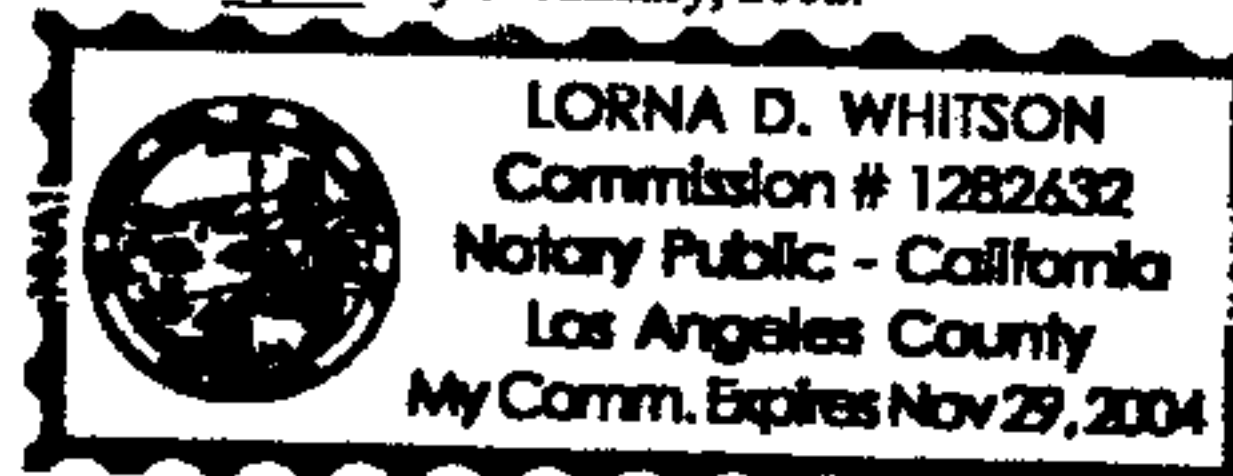
Jeanette Isbell Harris, Individually  
Jeanette Isbell Harris, Individually

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jeanette Isbell Harris 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 7<sup>th</sup> day of January, 2002.

Lorna D. Whitson  
NOTARY PUBLIC  
My Commission Expires: 11/29/04

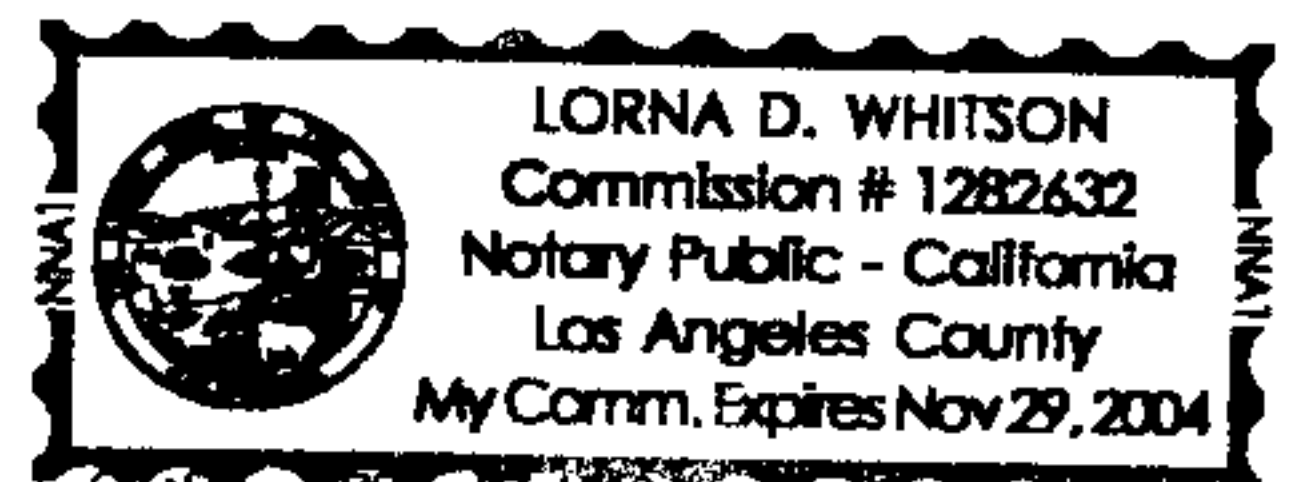


State of California) County of Los Angeles ) ss.

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jeanette Isbell Harris, whose name as Executrix of the Estate of Edith Smith, deceased, Shelby County Probate Case #40-009 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 such Executrix, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HANDS THIS THE 7<sup>th</sup> DAY OF JANUARY, 2002.

Lorna D. Whitson  
Notary Public  
My Commission Expires: 11/29/04



01/11/2002-02000  
09:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 54.00

**Exhibit "A"**

Two parcels of land situated in the SE 1/4 of the NE 1/4 of Section 6, Township 19 South, Range 1 West, Shelby County, and being more particularly described as follows:

**Parcel A**

Commence at the NW Corner of above said 1/4 - 1/4, said point being the POINT OF BEGINNING, thence North 90 degrees 00 minutes 00 seconds East along the 1/4 - 1/4 line, a distance of 666.79 feet (Map) to a point lying on the Northwestern R.O.W. line of Alabama Highway #119 (80 feet R.O.W.); thence South 45 degrees 48 minutes 00 seconds West and along said R.O.W., a distance of 97.87 feet (Map) to a point, said point being the beginning of a non tangent curve to the left, having a radius of 3,481.08 feet, a central angle of 05 degrees 51 minutes 21 seconds, and subtended by a chord which bears South 42 degrees 33 minutes 02 seconds West and a chord distance of 355.63 feet; thence along the arc of said curve and said R.O.W., a distance of 355.78 feet; thence North 89 degrees 54 minutes 00 seconds West and leaving said R.O.W., a distance of 359.78 feet (Meas) 360.44 Feet (Map); thence North 00 degrees 38 minutes 00 seconds East, a distance of 329.61 feet (Map) to the POINT OF BEGINNING.

**Parcel B**

Commence at the NW Corner of above said 1/4 - 1/4; thence South 00 degrees 38 minutes 00 seconds West, a distance of 329.61 feet (Map), thence South 89 degrees 54 minutes 00 seconds East, a distance of 359.78 (Meas) 360.44 feet (Map) to a point lying on the Northwestern R.O.W. line of Alabama Highway #119 (80 feet R.O.W.); thence South 87 degrees 32 minutes 32 seconds East, a distance of 104.70 feet to a point on the Southeasterly R.O.W. line of above mentioned road, said point being the POINT OF BEGINNING; thence South 89 degrees 28 minutes 49 seconds East, a distance of 169.40 feet (Meas) 169.61 feet (Map), thence North 22 degrees 54 minutes 26 seconds West, a distance of 61.17 feet (Meas) 61.0 (Map); thence North 57 degrees 31 minutes 12 seconds West, a distance of 72.34 feet (Meas) 72.40 (Map) to a point on the Southeasterly R.O.W. line above said road, said point also being the beginning of a non tangent curve to the left, having a radius of 3,401.08 feet, a central angle of 02 degrees 07 minutes 33 seconds, and subtended by a chord which bears South 42 degrees 04 minutes 31 seconds West and a chord distance of 126.18 feet; thence along the arc of said curve and said R.O.W., a distance of 126.18 feet to the POINT OF BEGINNING.

**SIGNED FOR IDENTIFICATION:**



Clark Edwards



Larry D. Edwards

Inst # 2002-02000   
Sally L. Edwards

01/11/2002-02000

09:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 54.00