

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

Send Tax Notice To:  
Carl W. Hastings and Ramona M. Hastings  
5900 County Road 490  
Cullman, AL 35077

STATE OF ALABAMA

COUNTY OF SHELBY

JOINT SURVIVORSHIP DEED

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Three Hundred Twenty Thousand and 00/100 (\$320,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Walter J. O'Dazier, and wife Rachel R. O'Dazier**, (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, **Carl W. Hastings and Ramona M. Hastings**, (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 Exhibit "A" attached hereto and made a part hereof**

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.

\$246,601.01 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 **13th** day of **March, 2002**.

  
Walter J. O'Dazier

  
Rachel R. O'Dazier

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Walter J. O'Dazier, and wife Rachel R. O'Dazier, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **13th** day of **March, 2002**.

  
NOTARY PUBLIC  
My Commission Expires **6/5/03**

Inst # 2002-13241

03/20/2002-13241  
01:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 87.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Exhibit "A"

PARCEL I: Commence at the Northwest corner of the SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama; thence run East along the North line of said 1/4 section a distance of 48.16 feet; thence turn right 76 degrees 27 minutes 55 seconds and run Southeasterly a distance of 12.97 feet to the point of beginning; thence continue along the last described course a distance of 706.34 feet to the Northerly right-of-way line of Shelby County Road #80; said right-of-way line being in a curve to the right, having a radius of 3859.72 feet and an interior angle of 2 degrees 22 minutes 30 seconds; thence turn left 86 degrees 42 minutes 12 seconds to the tangent of said curve and run Easterly along said right-of-way line an arc distance of 160.0 feet; thence from the tangent of said curve, turn left 82 degrees 08 minutes 13 seconds and run North a distance of 655.98 feet; thence turn left 89 degrees 22 minutes 03 seconds and run West a distance of 323.35 feet to the point of beginning.

PARCEL II: Commence at the Northwest corner of the SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama; thence run East along the North line of said 1/4 section a distance of 48.16 feet to the point of beginning; thence continue along the last described course a distance of 326.36 feet; thence turn right 90 degrees and run South a distance of 16.18 feet; thence turn right 90 degrees 37 minutes 57 seconds and run West a distance of 323.35 feet; thence turn right 104 degrees 10 minutes 02 seconds and run Northwesterly a distance of 12.97 feet to the point of beginning.

PARCEL III: A part of the SW 1/4 of Section 23, Township 21 South, Range 3 West, situated in Shelby County, Alabama, and being more particularly described as follows: Commence at the Northwest Corner of the SW 1/4 of Section 23, Township 21 South, Range 3 West; thence run Easterly along the North line of same a distance of 374.52 feet to the point of beginning of the property described herein; thence continue along the last named course, and along said North line, a distance of 262.70 feet; thence turn right 86 degrees 29 minutes 30 seconds and run Southerly a distance of 645.96 feet to the Northerly right-of-way line of County Highway No. 80; thence turn Right 90 degrees 00 minutes and run Westerly along said right-of-way line a distance of 13.97 feet to the point of a curve to the left having a radius of 3859.72 feet and a central angle of 4 degrees 21 minutes 17 seconds; thence run Southwesterly along the arc of said curve and along said right-of-way line a distance of 293.36 feet; thence turn right 97 degrees 51 minutes 47 seconds to tangent to said curve and run Northerly a distance of 672.16 feet to the point of beginning.

*MJQme*

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