

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

Send Tax Notice To:
William R. Ireland and Fay B. Ireland
~~2700 Highway 280 East, Suite 160~~
~~Birmingham, AL 35223~~
2 Glen Eagles
Shel Creek, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Twenty-Eight Thousand and 00/100 (\$128,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Wolfgang Scherzer, and wife\ Holly S. Scherzer**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **William R. Ireland and Fay B. Ireland**, (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:

A parcel of land in the SE 1/4 of the SE 1/4 of Section 5, Township 20 South, Range 1 West, described as follows: Commence at the Southeast corner of the SE 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama, and run North 01 deg. 00 min. 22 sec. East for 735.52 feet; thence left 90 deg. 00 min. and run Westerly for 30.41 feet to a point of intersection with the center line of Shelby County Highway No. 36; thence North 28 deg. 55 min. 21 sec. West for 485.90 feet to point in the center of said Highway No. 36 and the point of beginning; thence South 46 deg. 38 min. 39 sec. West for 208.71 feet; thence North 33 deg. 31 min. 21 sec. West for 210.16 feet; thence North 46 deg. 38 min. 39 sec. East for 208.71 feet to a point of intersection with the center line of said Highway No. 36; thence South 33 deg. 31 min. 21 sec. East for 210.16 feet to the point of beginning; being situated in Shelby County, Alabama.

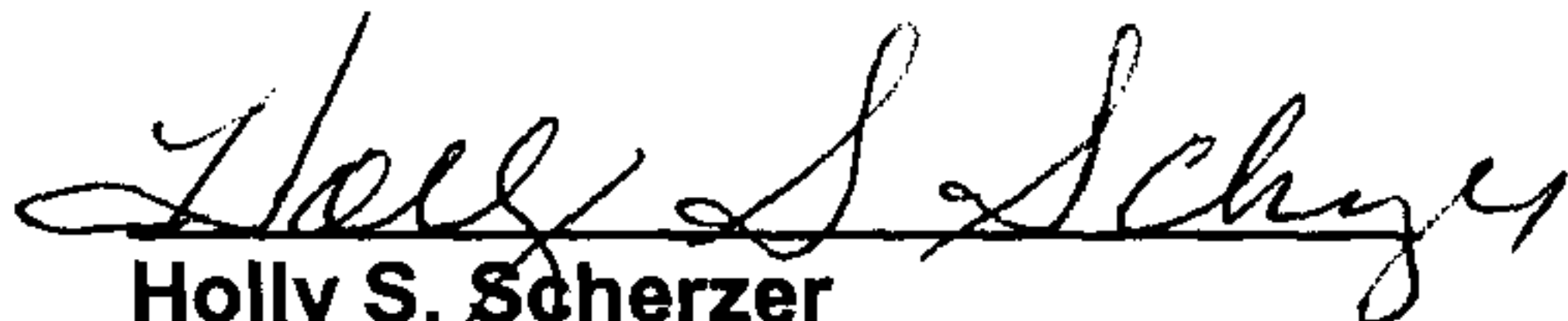
Subject To:
Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines and limitations of record.

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, 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 GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S 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 11th day of June, 2002.


Wolfgang Scherzer


Holly S. Scherzer

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Wolfgang Scherzer, and wife\ Holly S. Scherzer , 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 11th day of June, 2002.


NOTARY PUBLIC
My Commission Expires: 6/5/03

CLAYTON T. SWEENEY, ATTORNEY AT LAW