

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

Send Tax Notice To:
A. Stanley Benz and Carol C. Benz
212 County Road 438
Wilsonville, AL 35186

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eight Hundred Eight Thousand and 00/100 (\$808,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Harold A. Bowron, Jr., and wife\ Anne I. Bowron**, (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, **A. Stanley Benz and Carol C. Benz**, (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

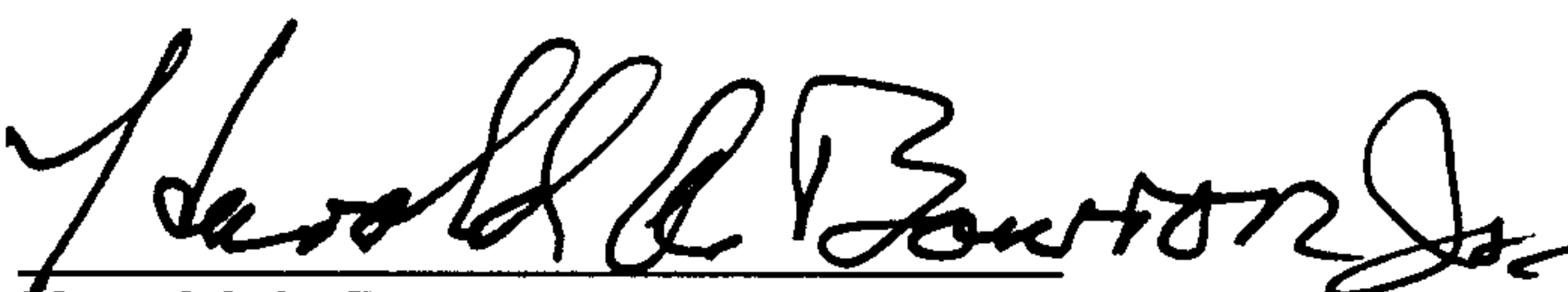
Subject To:

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.

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 **11th** day of June, 2002.

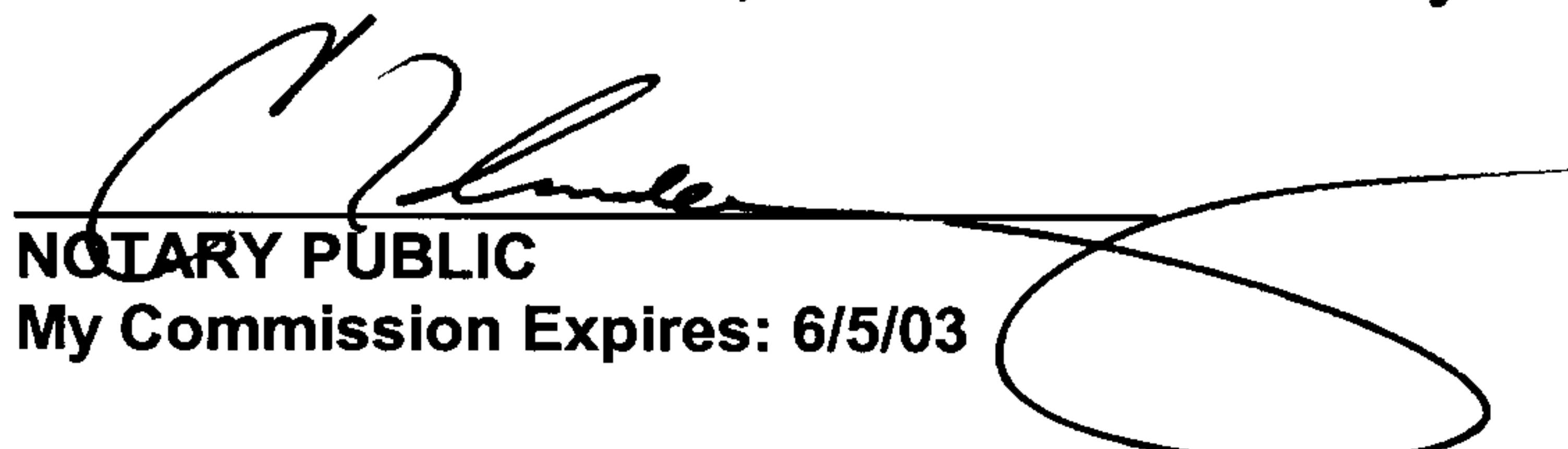

Harold A. Bowron, Jr.


Anne I. Bowron

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Harold A. Bowron, Jr., and wife\ Anne I. Bowron , 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

EXHIBIT "A"
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

A parcel of land located in the W 1/2 of the SE 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 5; thence run South 89 deg. 59 min. 53 sec. West along the North line of said 1/4-1/4 Section, a distance of 1308.02 feet to the Northwest corner of said 1/4-1/4 Section; thence run south 00 deg. 55 min. 18 sec. East along the West line of said W 1/2 of the SE 1/4 a distance of 1965.72 feet to a point on the centerline of Shelby County Highway No. 438; thence run southeasterly along said highway to the South line of the SW 1/4 of the SE 1/4 of said Section 5, the following bearings and distances: South 67 deg. 43 min. 10 sec. East a distance of 39.08 feet; South 66 deg. 33 min. 12 sec. East a distance of 117.00 feet; South 64 deg. 03 min. 14 sec. East a distance of 178.07 feet; South 60 deg. 42 min. 53 sec. East a distance of 147.28 feet; South 54 deg. 13 min. 23 sec. East a distance of 118.53 feet; South 49 deg. 28 min. 10 sec. East a distance of 65.60 feet; South 51 deg. 21 min. 14 sec. East a distance of 90.05 feet; South 57 deg. 59 min. 44 sec. East a distance of 105.44 feet; South 60 deg. 48 min. 14 sec. East, a distance of 88.36 feet; South 50 deg. 49 min. 24 sec. East a distance of 53.02 feet; South 41 deg. 22 min. 53 sec. East a distance of 50.56 feet; South 41 deg. 14 min. 01 sec. East a distance of 51.05 feet; South 47 deg. 58 min. 13 sec. East a distance of 52.69 feet; South 60 deg. 11 min. 02 sec. East a distance of 73.00 feet; South 69 deg. 23 min. 09 sec. East a distance of 111.32 feet to a point on the South line of the SW 1/4 of the SE 1/4 of said Section 5; thence run South 89 deg. 38 min. 31 sec. East along said South line a distance of 184.36 feet to the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 5; thence run North 00 deg. 41 min. 24 sec. West along the East line of said SW 1/4 of the SE 1/4 a distance of 1330.68 feet to the Northeast corner of said 1/4-1/4 Section; thence run North 00 deg. 56 min. 02 sec. West along the East line of the NW 1/4 of the SE 1/4 a distance of 1335.32 feet to the point of beginning.

LESS AND EXCEPT any part of subject property lying within County right of way.

Handwritten signature: H. R. [unclear]
Handwritten initials: A. B.