

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

Send Tax Notice To:
Wolfgang Scherzer and Holly S. Scherzer
2171 Highway 48
Wilsonville, AL 35186

STATE OF ALABAMA

COUNTY OF SHELBY

WRS
J.A.O.

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Seventy Thousand and 00/100 (\$270,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **William R. Ireland, and wife Fay B. Ireland**, (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, **Wolfgang Scherzer and Holly S. Scherzer**, (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:

From the Southwest corner of Section 35, Township 20 South, Range 1 East, run thence North along the accepted West boundary of the SW 1/4 of SW 1/4 of said Section 35, a distance of 1278.40 feet to the accepted Northwest corner of said SW 1/4 of SW 1/4; thence turn 91 deg. 02 min. 18 sec. right and run 1083.46 feet along the accepted North boundary of said SW 1/4 of SW 1/4 to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 251.00 feet to a 1/2" rebar at the Northwest corner of the SE 1/4 of SW 1/4 of said Section 35; thence continue along said course and along the accepted North boundary of said SE 1/4 of SW 1/4 a distance of 520.10 feet to a 2' pipe on the Westerly boundary of Atchinson Road; thence turn 107 deg. 31 min. 15 sec. right and run 51.41 feet along said road boundary and the following courses; 18 deg. 04 min. 11 sec. right for 150.41 feet; 04 deg. 23 min. 56 sec. right for 173.11 feet; 16 deg. 02 min. 35 sec. left for 129.98 feet; 09 deg. 48 min. 21 sec. right for 293.33 feet; 10 deg. 02 min. 25 sec. left for 196.62 feet; 07 deg. 52 min. 36 sec. right for 72.27 feet; 25 deg. 29 min. 28 sec. right for 93.74 feet; 05 deg. 43 min. 41 sec. right for 110.72 feet; thence run 17 deg. 06 min. 24 sec. left and run 322.18 feet along said road boundary to a 1/2" rebar at the intersection of the Westerly boundary of Atchinson Road with the Northerly boundary of Shelby County Highway #48 (80' R.O.W.); thence turn 44 deg. 04 min. 51 sec. right and run 434.53 feet along the Northerly boundary said highway #48 to a 1/2" rebar; thence turn 90 deg. 58 min. 48 sec. right and run 164.22 feet to a 1/2" rebar; thence turn 29 deg. 06 min. 44 sec. right and run 1236.54 feet to the point of beginning of herein described parcel of land, situated in the S 1/2 of SW 1/4 of Section 35, Township 20 South, Range 1 East, 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 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.

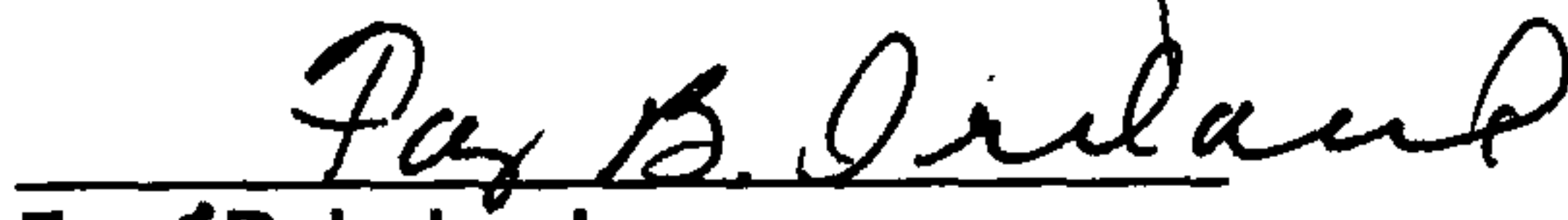
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions \$243,000.00 of the consideration was paid from proceeds of a mortgage loan closed simultaneously herewith.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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 ____ day of June, 2002.



William R. Ireland


Faye B. Ireland

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William R. Ireland, 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 he 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: 6-5-2003

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Faye B. Ireland, 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 she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10 day of June, 2002.


NOTARY PUBLIC
My Commission Expires: 4-12-03