

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

Send Tax Notice To:
Joseph R. Michael and Mary A. Michael
445 Highway 335
Chelsea, AL 35043

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Fifty-Three Thousand and 00/100 (\$153,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Gary Niven, and wife, Monica Brasher Niven**, (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, **Joseph R. Michael and Mary A. Michael**, (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:

Exhibit "A" is 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.

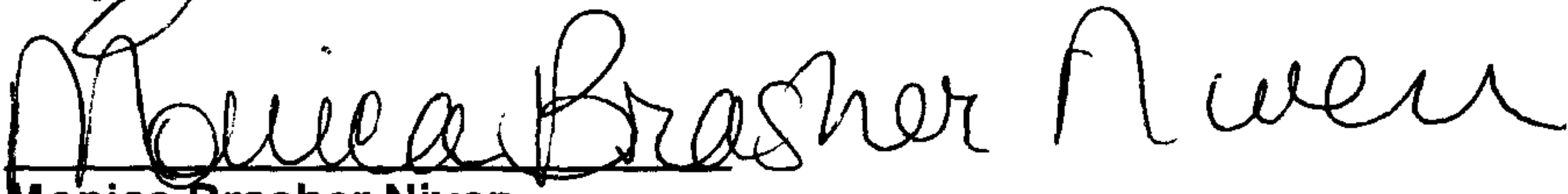
\$148,410.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 3rd day of July, 2002.



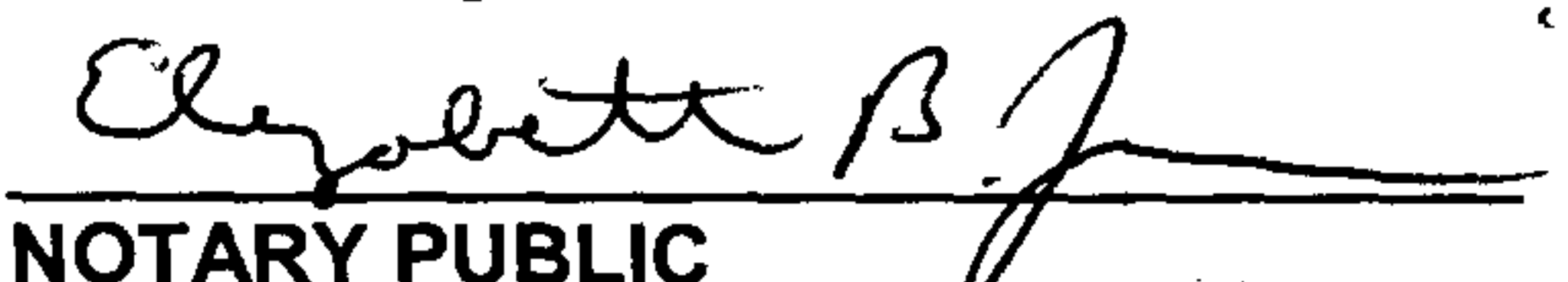
Gary Niven


Monica Brasher Niven

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gary Niven, and wife, Monica Brasher Niven , 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 3rd day of July, 2002.



NOTARY PUBLIC
My Commission Expires: 4/28/06

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land containing 0.12 acres, located in the Southeast quarter of Section 4, Township 20 South, Range 1 West, Shelby County, more particularly described as follows:

Commence at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 4, Township 20 South, Range 1 West; Shelby County, Alabama; thence run West along the North line of the Thurman parcel a distance of 210.00 feet; thence left 88 degrees 29 minutes 52 seconds Southerly along the West line of the Thurman parcel 210.00 feet to the point of beginning; thence continue Southerly along the same course 210.00 feet; thence left 91 degrees 35 minutes 34 seconds Easterly a distance of 50.00 feet; thence left 101 degrees 52 minutes 59 seconds Northwesterly a distance of 214.52 feet to the point of beginning.

PARCEL II:

A parcel of land containing 1.18 acres, located in the Southeast quarter of Section 4, Township 20 South, Range 1 West, Shelby County; more particularly described as follows:

Commence at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence run West along the North line of the Thurman parcel a distance of 210.00 feet; thence left 88 degrees 29 minutes 52 seconds Southerly along the West line of the Thurman parcel 210.00 feet to the point of beginning; thence right 88 degrees 24 minutes 26 seconds Westerly a distance of 203.47 feet to the Easterly right of way of Shelby County Road No. 335; thence left 109 degrees 02 minutes 46 seconds Southeasterly along said right of way a distance of 205.22 feet to the P.C. of a curve of a curve to the right, concave Southwesterly, with a radius of 3768.48 feet and a central angle of 1 degree 44 minutes; thence run along the arc of said curve 114.01 feet; thence left 88 degrees 05 minutes 42 seconds from the chord Northeasterly a distance of 149.51 feet; thence left 72 degrees 00 minutes 05 seconds Northerly a distance of 50.00 feet; thence left 13 degrees 25 minutes 29 seconds Northwesterly a distance of 214.52 feet to the point of beginning.