


THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, WEED & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Ronald B. Burroughs
600 Camp Branch Road
Alabaster, Alabama 35007

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)


20030106000010780 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
01/06/2003 14:30:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Thousand and No/100ths (\$1,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Ronald B. Burroughs, a married man, (as to Parcels I, II and III) and A. R. Burroughs, a married man, (as to Parcels I and II)** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ronald B. Burroughs and wife, Una H. Burroughs**, (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 Attached Exhibit A for Legal Description

Ronald B. Burroughs and Bryan Burroughs are one and the same person.

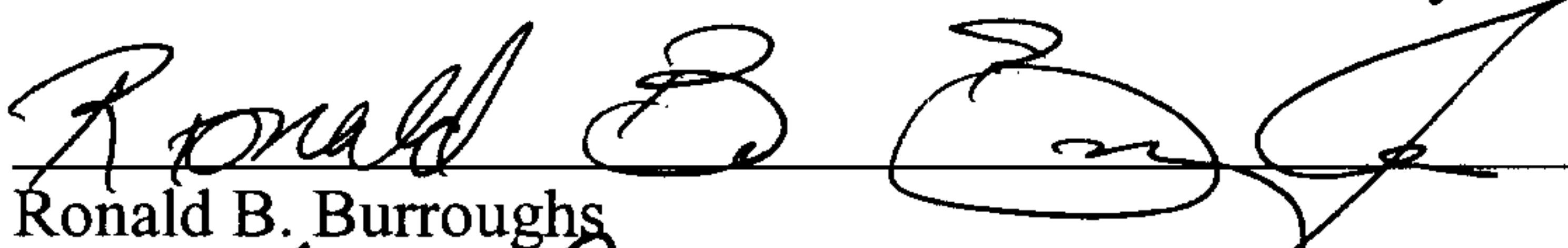
Subject property does not constitute the homestead of the Grantors herein, as defined by the Code of Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, 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, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR 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 GRANTOR will, and GRANTOR'S 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 GRANTOR has hereunto set their hand and seal this the 2nd day of January, 2003.


Ronald B. Burroughs


A. R. Burroughs

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ronald B. Burroughs, a married man, and A. R. Burroughs, a married man, 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 signed their name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of January, 2003.


NOTARY PUBLIC

My Commission Expires: 12/28/06

Legal description:

PARCEL I: A Parcel of land situated in the NW 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 3 West, being more particularly described as follows: Commence at the Northwest corner of the SW 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 3 West, and run in a Southerly direction and along the Westerly line of said 1/4-1/4 section for a distance of 273.00 feet to a point; thence turn an angle to the left of 87 degrees 59 minutes 45 seconds and run in an Easterly direction for a distance of 446.43 feet to a point; thence turn an angle of 91 degrees 30 minutes to the left and run in a Northerly direction for a distance of 255.26 feet to the point of beginning of the parcel of land herein described; thence continue along the last stated course for a distance of 59.74 feet to a point; thence turn an angle to the right of 88 degrees 38 minutes 42 seconds and run in an Easterly direction for a distance of 50.50 feet to a point; thence turn an angle to the left of 100 degrees 35 minutes 47 seconds and run in a Northeasterly direction for a distance of 79.18 feet to a point; thence turn an angle to the left of 9 degrees 56 minutes 43 seconds and run in a Northwesterly direction for a distance of 43.91 feet to a point; thence turn an angle to the right of 111 degrees 09 minutes 05 seconds and run in a Northwesterly direction for a distance of 28.06 feet to a point; thence turn an angle to the right of 19 degrees 03 minutes 13 seconds and run in a Northerly direction for a distance of 53.04 feet to a point; thence turn an angle to the left of 100 degrees 41 minutes 53 seconds and run in a Westerly direction for a distance of 128.26 feet to a point in the center line of a gravel drive; thence turn an angle of 99 degrees 45 minutes 49 seconds to the left (angle measured to tangent) and run in a Southeasterly direction along the arc of a curve to the left, having a radius of 70.00 feet and a central angle of 15 degrees 44 minutes 43 seconds for a distance of 46.72 feet to a point; thence run in a Southeasterly direction in the tangent to said curve for a distance of 68.68 feet to the P.C. (point of curve) of a curve to the right; thence in the arc of said curve to the right, having a radius of 330.0 feet and a central angle of 6 degrees 55 minutes for a distance of 39.84 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southeasterly direction for a distance of 121.18 feet to the point of beginning of the parcel of land herein described. Situated in Shelby County, Alabama.

PARCEL II: A Part of the SW 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Northerly along the West line of said 1/4-1/4 a distance of 460.45 feet to a point on the South right of way line of Shelby County Highway No. 80; thence turn an angle of 76 degrees 31 minutes 45 seconds right to chord and run in a Northeasterly direction along the chord of a highway curve to the right a chord distance of 308.45 feet to a point in the centerline of a gravel drive; thence turn an angle of 88 degrees 42 minutes 30 seconds right from chord and run Southerly along the centerline of said gravel drive a distance of 143.37 feet to the P.C. of a curve to the right having a central angle of 19 degrees 37 minutes and a radius of 235.0 feet; thence continue along the centerline arc of said curve an arc distance of 80.16 feet to the P.T. of said curve; thence continue along the centerline of said gravel drive a tangent distance of 43.85 feet to the P.C. of a curve to the left having a central angle of 32 degrees 16 minutes and a radius of 170.0 feet; thence continue along the centerline arc of said curve an arc distance of 95.74 feet to the P.T. of said curve; thence continue along the centerline of said gravel drive a tangent distance of 68.68 feet to the P.C. of a curve of the right having a central angle of 6 degrees 55 minutes and a radius of 330.0 feet; thence continue along the centerline of arc of said curve an arc distance of 39.84 feet to the P.T. of said curve; thence continue along the centerline of said gravel drive a distance of 121.18 feet to a point; thence turn an angle of 21 degrees 00 minutes 00 seconds to the right and run Southerly a distance of 255.26 feet to a point; thence turn an angle of 91 degrees 30 minutes 00 seconds right and run Westerly a distance of 446.43 feet to a point; thence turn an angle of 87 degrees 59 minutes 45 seconds right and run Northerly along the West line of the SW 1/4 of the SW 1/4 of said Section 23 a distance of 273.0 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL III: Begin at the NW corner of the NW 1/4 of the NW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 12 East; thence South 3 degrees 49 minutes 12 seconds East along the West line of said 1/4-1/4-1/4 of said section a distance of 521.71 feet; thence South 88 degrees 21 minutes 39 seconds East a distance of 373.79 feet; thence North 44 degrees 3 minutes 21 seconds East a distance of 391.95 feet; thence North 9 degrees 23 minutes 1 second West a distance of 106.96 feet to the Southwesterly right of way of Alabama Highway 155; thence North 56 degrees 23 minutes 33 seconds West along said right of way a distance of 240.35 feet; thence North 88 degrees 38 minutes 19 seconds West and leaving said right of way a distance of 463.46 feet to the POINT OF BEGINNING, Shelby County, Alabama.