

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

Send Tax Notice To:
Daniel P. Chesser and Lisa K. Chesser
255 Ivy Way *P.O. Box 78*
Columbiana, AL 35051 *Chelsa AL*

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

35043

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Twenty-Two Thousand Five Hundred and 00/100 (\$422,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Charles Anthony Key, and wife Regina A. Key**, (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, **Daniel P. Chesser and Lisa K. Chesser**, (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 2003 and subsequent years not yet due and payable until October 1, 2003. Existing covenants and restrictions, easements, building lines and limitations of record.

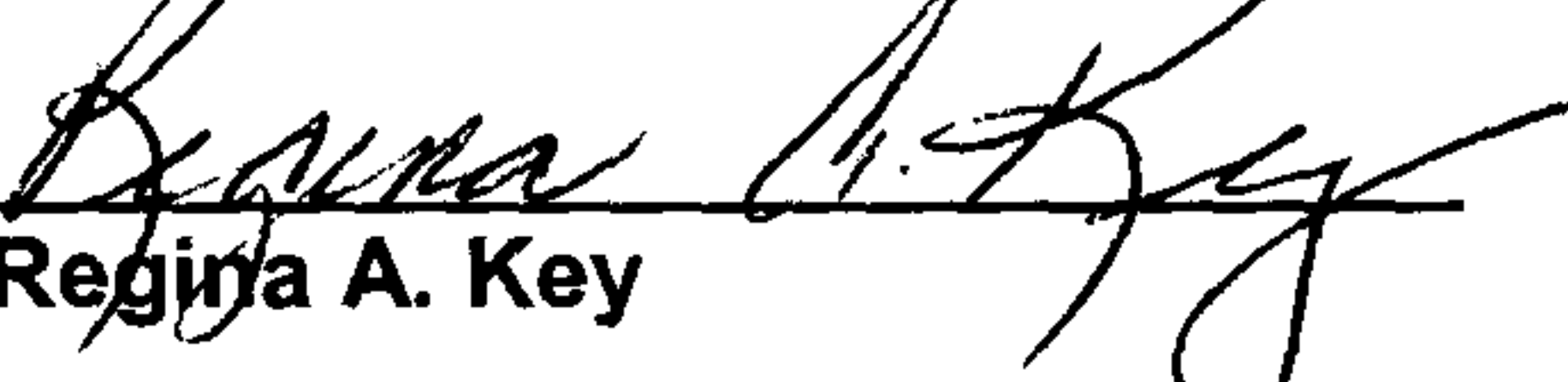
\$300,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 **16th** day of **January, 2003**.

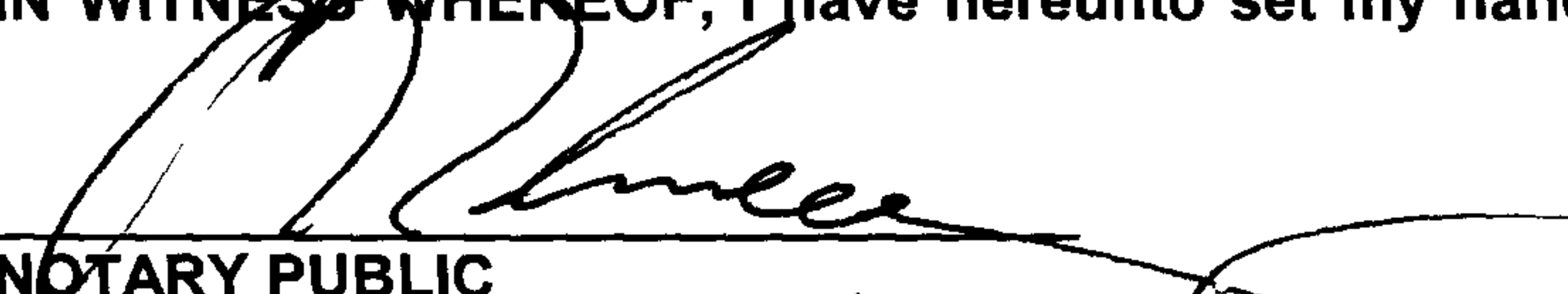

Charles Anthony Key


Regina A. Key

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles Anthony Key, and wife Regina A. Key, 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 16th day of January, 2003.


NOTARY PUBLIC
My Commission Expires: *6-5-2003*

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

From a bolt at the NW corner of Section 13, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence South along the accepted West boundary of said Section 13 a distance of 757.51 feet to a 5/8 inch rebar that is 558.49 feet North of a 4 inch X 4 inch concrete monument accepted as the SW corner of the NW 1/4 of the NW 1/4 of said Section 13; thence turn 101 deg. 11 min. 41 sec. left and run 345.37 feet along a fence line to a 5/8 inch rebar; thence run 19 deg. 58 min. 27 sec. right and run 323.58 feet along a fence line to a 5/8 inch rebar; thence run 98 deg. 42 min. 47 sec. left and run 752.43 feet to a 5/8 inch rebar on the accepted North boundary of Section 13, Township 20 South, Range 1 West; thence run 91 deg. 09 min. 34 sec. left and run 659.58 feet to the point of beginning of herein described parcel of land.

Together with a 20 foot easement for ingress and egress described to wit: From a bolt at the SE corner of Section 11, Township 20 South, Range 1 West, being the point of beginning of herein described 20 foot easement; run thence West along the accepted South boundary of said Section 11 a distance of 214.00 feet to a 5/8 inch rebar in the center of Ivy Way (no dedicated R.O.W.); thence turn 100 deg. 21 min. 16 sec. right and run 20.33 feet along said Ivy Way centerline to a point; thence turn 79 deg. 38 min. 44 sec. right and run 210.90 feet to a point on the accepted West boundary of Section 12, Township 20 South, Range 1 West; thence continue along said course a distance of 14.43 feet to a point; thence turn 53 deg. 05 min. 44 sec. right and run 25.00 feet to a point on the accepted South boundary of said Section 12; thence turn 126 deg. 53 min. 21 sec. right and run 30.00 feet to the point of beginning of herein described 20 foot easement for ingress and egress.

CAK
RAK