

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS: 07/01/2003 08:02:00 FILED/CERTIFIED
Charles Harrington
5344 Meadowbrook Road
Birmingham, Alabama 35242

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Ten Thousand and 00/100 (\$510,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Kent R. Clark and Linda P. Clark, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Charles Harrington and Edith Harrington, husband and wife**, (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"



Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$322,700.00 of the above-recited purchase price was paid from 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, 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 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 26th day of June, 2003.


Kent R. Clark

Linda P. Clark

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kent R. Clark and Linda P. Clark, husband and wife 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 names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of June, 2003.


NOTARY PUBLIC

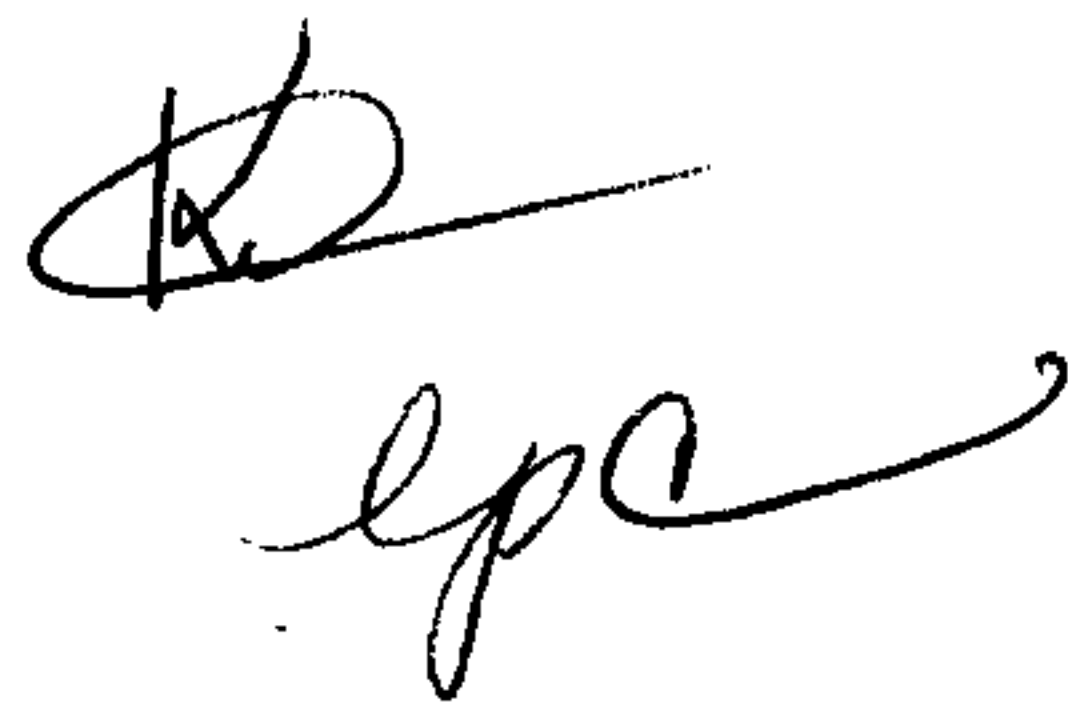
My Commission Expires: 3/5/07

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

EXHIBIT "A"

Part of Lot "A" Sunny Meadows First Sector Second Phase as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 8, Page 7 being more particularly described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama, run in a Northerly direction along the West line of said Lot "A", for a distance of 94.0 feet to an existing iron rebar being the Northmost corner of Lot "A"; thence turn an angle to the right of 113 degrees 18 minutes and run in a Southeasterly direction along the Northeast line of said Lot "A" for a distance of 262.64 feet to an existing iron rebar being the most Easterly corner of said Lot "A" and being on the Northwest right of way line of Meadow Brook Road; thence turn an angle to the right and run in a Southwesterly direction along the Northwest right of way line of Meadow Brook Road (said Northwest right of way line being on a curve and having a radius of 480.0 feet, and a deflection angle of 11 degrees 40 minutes 42.5 seconds) for a distance of 195.56 feet to the point of ending of said curve; thence run in a Southwesterly direction still being the Northwest right of way line of Meadow Brook Road and along a line tangent to the end of said curve for a distance of 20.0 feet to the point of beginning of a new curve, said newest curve being concave in a Southerly direction and having a radius of 1130.0 feet and a deflection angle of 0 degree 54 minutes 09 seconds, thence turn an angle to the left and run in a Westerly direction along the Northerly right of way line of said Meadow Brook Road for a distance of 35.60 feet to an existing iron rebar; thence turn an angle to the right and run in a Northwesterly direction for a distance of 102.23 feet, to the point of beginning.

Handwritten signature in black ink, appearing to be "K. D." followed by a flourish.