

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

GRANTEE'S ADDRESS:
Sarah K. Campbell
1003 Mooney Road
Columbiana, Alabama 35051

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)



20030710000436770 Pg 1/2 18.50
Shelby Cnty Judge of Probate, AL
07/10/2003 12:51:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thirty-Five Thousand and 00/100 (\$135,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **George Martin and Barbara Martin**, 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 GRANTEE, **Sarah K. Campbell and Edmund R. Benson**, single individuals (hereinafter referred to as GRANTEE), 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

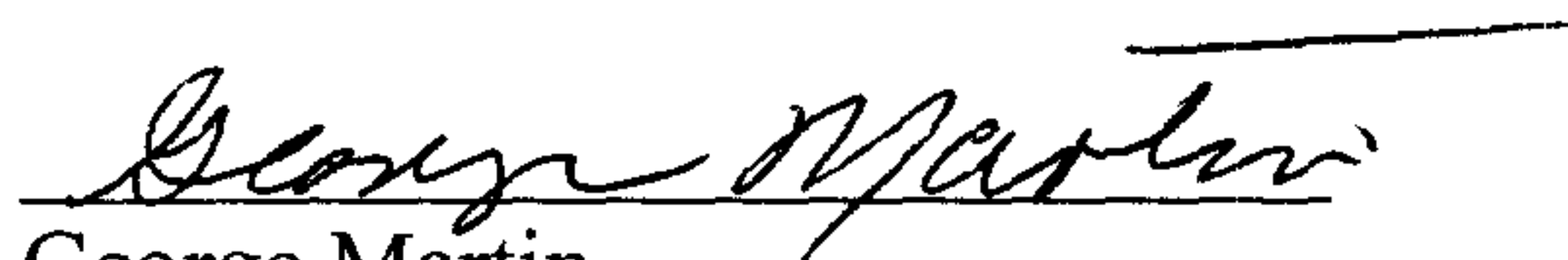
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

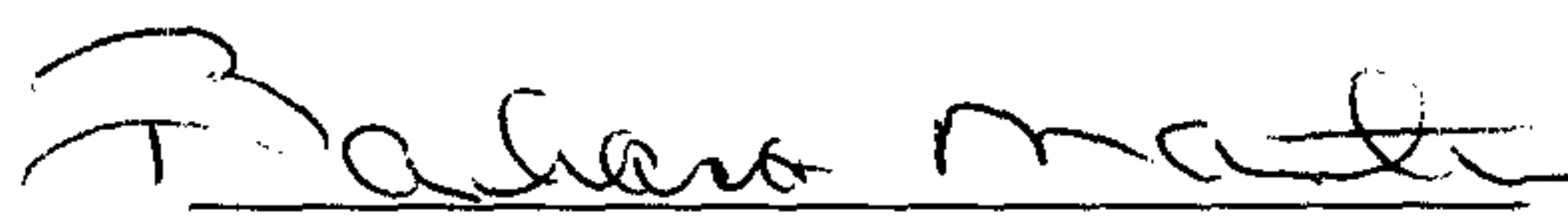
\$130,950.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 GRANTEE, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S 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 9th day of July, 2003.


George Martin


Barbara Martin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that George Martin and Barbara Martin, 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 9th day of July, 2003.

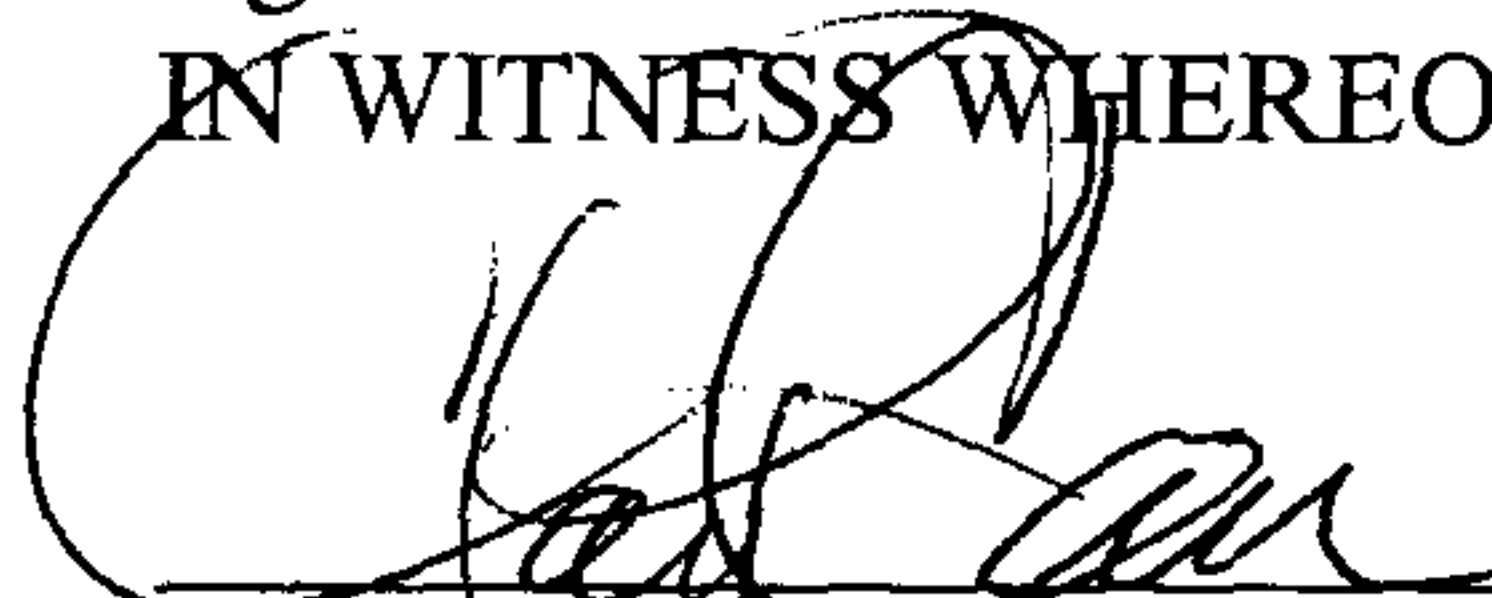

NOTARY PUBLIC
My Commission Expires: 12/28/06

EXHIBIT A

Commence at the Northeast corner of Lot 4-A, according to a Resurvey of Lots 4 & 5, Pebble Creek, as recorded in Map Book 22 page 154 in the Office of the Judge of Probate of Shelby County, Alabama, and run thence South 00 deg. 00 min. 00 sec. West a distance of 385.34 feet to a point; thence run North 88 deg. 31 min. 53 sec. West a distance of 89.80 feet to a point; thence run South 00 deg. 04 min. 49 sec. West a distance of 209.34 feet to the point of beginning; thence continue on the last described course for 191.45 feet; thence run South 60 deg. 48 min. 22 sec. West for 265.86 feet; thence run North 49 deg. 06 min. 13 sec. West for 169.64 feet; thence run South 24 deg. 33 min. 16 sec. West for 242.28 feet to a point on the Northerly right of way line of Shelby County Highway No. 78; said point being situated on a curve to the right having a central angle of 01 deg. 38 min. 42 sec. and a radius of 1015.14 feet; thence run along the arc of said curve for 29.14 feet; thence run North 34 deg. 24 min. 14 sec. West along said right of way for 294.13 feet; thence run North 37 deg. 50 min. 01 sec. East for 216.80 feet; thence run North 16 deg. 44 min. 24 sec. East for 232.63 feet; thence run South 62 deg. 43 min. 20 sec. East for 500.75 feet to the point of beginning.