

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

Send Tax Notice To:
Ronald E. Epstein and Marian S. Epstein

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Dollars and No/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jo Ann Maxwell, and husband, Felix Neil Maxwell**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ronald E. Epstein and Marian S. Epstein**, (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:

Commencing at the Northwest corner of the SW 1/4 of the NW1/4 of Section 29, Township 19 South, Range 1 West, thence South 89 deg. 54 min. 30 sec. East, along the north line of said section for 890.34 feet to a point; thence South 35 deg. 20 min. 40 sec. East 570.83 feet to the point of beginning of a strip of land; thence North 76 deg. 26 min. 10 sec. East for 83.90 feet to a point; thence North 71 deg. 45 min. 45 sec. East for 50.25 feet to a point; thence North 59 deg. 26 min. 40 sec. East for 67.11 feet to a point; thence North 50 deg. 50 min. 25 sec. East for 72.81 feet to a point; thence North 54 deg. 04 min. 05 sec. East for 86.24 feet to a point; thence North 62 deg. 47 min. 30 sec. East for 57.48 feet; thence North 21 deg. 04 min. 55 sec. West for 22.31 feet to a point; thence North 54 deg. 30 min. 20 sec. East for 7.97 feet to a point; thence South 21 deg. 41 min. 20 sec. East for 32.49 feet to a point in the center of a road; thence South 66 deg. 30 min. 20 sec. West along said center of road for 45.55 feet to a point; thence South 52 deg. 06 min. 30 sec. West along said center of road for 225.67 feet to a point; thence South 74 deg. 43 min. 55 sec. West along said center of road for 153.71 feet to a point; thence North 35 deg. 20 min. 30 sec. West for 11.76 feet back to the point of beginning. Containing 0.10 acres more or less. Being in and a part of the SW 1/4 of the NW1/4 of Section 29, T-19-S, R-1-W.

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.

The Grantors herein hereby reserve unto themselves, their heirs, successors and assigns, a non-exclusive easement in, over, upon and under the above described parcel of land for ingress, egress and installation, location and maintenance of utilities currently located or to be located within said easement.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION OR WARRANTY AS TO THE STATUS OF THE TITLE OR ACCURACY OF THE LEGAL DESCRIPTION CONVEYED HEREIN.

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.

For Epstein

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 11 day of July, 2003.

Jo Ann Maxwell
Jo Ann Maxwell

Felix Neil Maxwell
Felix Neil Maxwell

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jo Ann Maxwell, and husband, Felix Neil Maxwell, whose names are signed to the foregoing warranty deed 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 11 day of July, 2003.

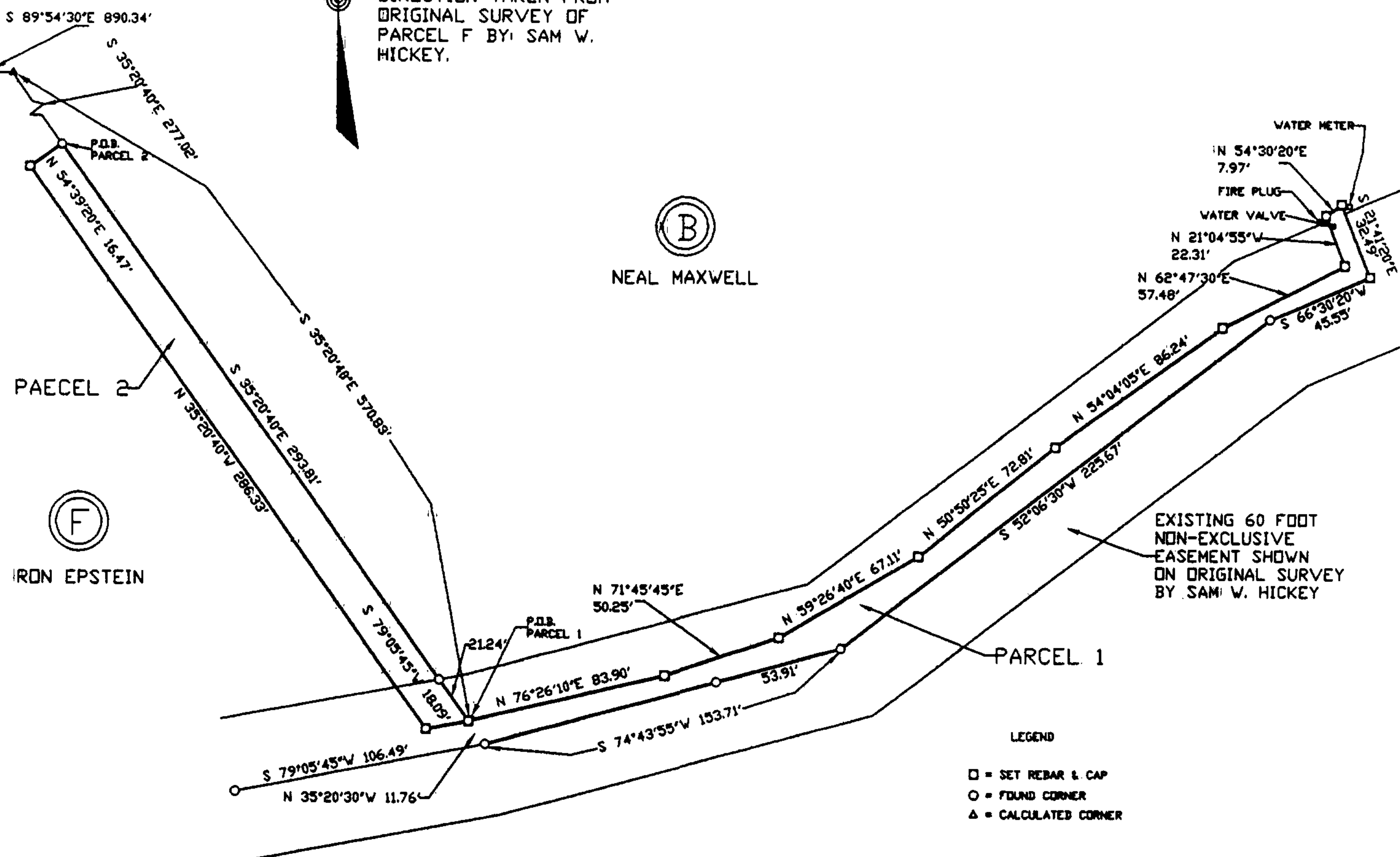
[Signature]
NOTARY PUBLIC
My Commission Expires: 4-12-07

P.D.C. PARCELS
1 & 2
NW COR. OF THE
SW 1/4 OF THE
NW 1/4 OF SEC.
29, T-19-S, R-1-W



NOTE:
DIRECTION TAKEN FROM
ORIGINAL SURVEY OF
PARCEL F BY SAM W.
HICKEY.

20030714000441660 Pg 3/3 22.00
Shelby Cnty Judge of Probate, AL
07/14/2003 08:48:00 FILED/CERTIFIED



STATE OF ALABAMA
SHELBY COUNTY

I, Michael T. Hammett hereby state that all parts of this Survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

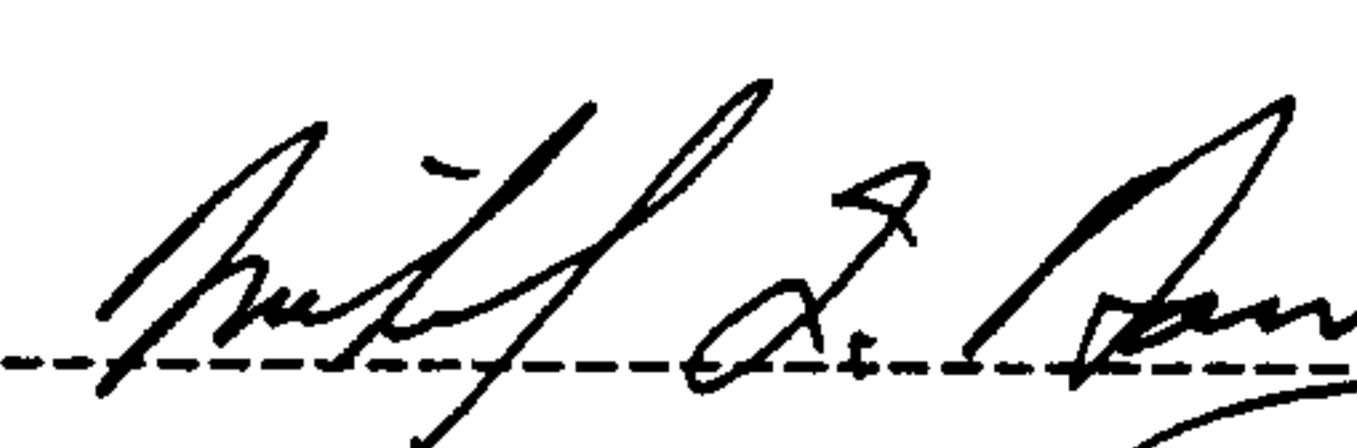
PARCEL 1

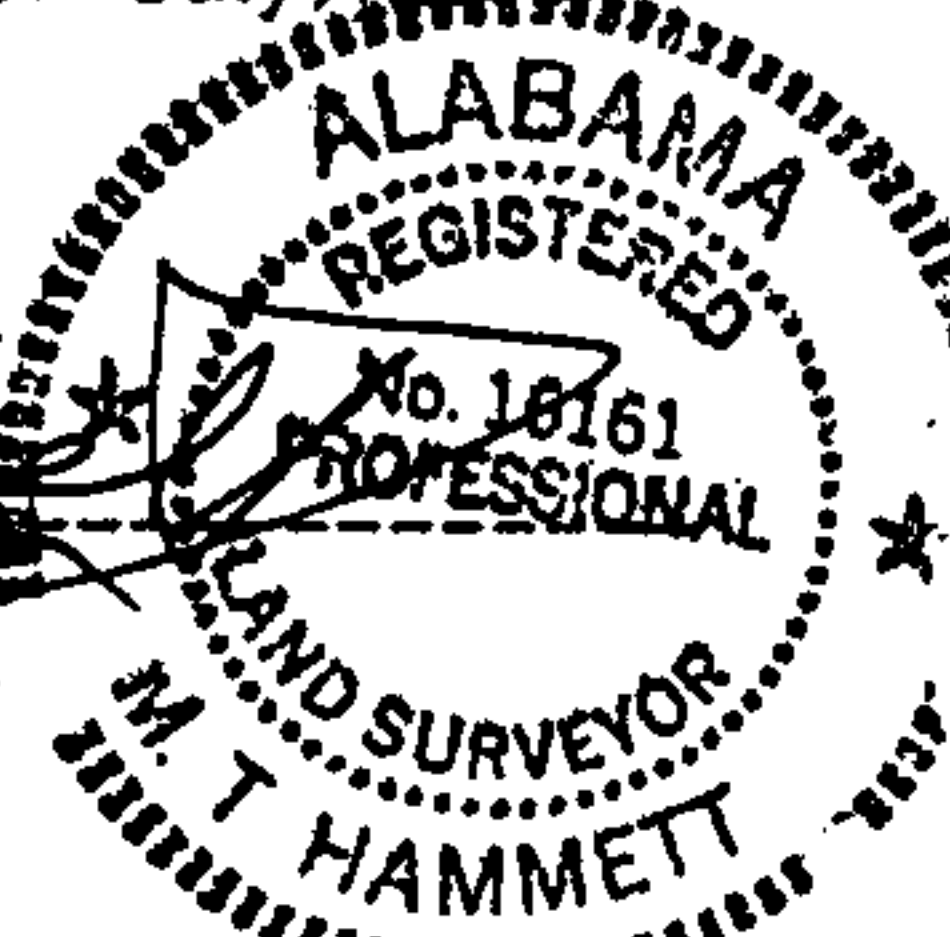
Commencing at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West. Thence S89°54'30"E along the north line of said section for 890.34 feet to a point; thence S35°20'40"E 570.83 feet to the point of beginning of a strip of land; thence N76°26'10"E for 83.90 feet to a point; thence N71°45'45"E for 50.25 feet to a point; thence N59°26'40"E for 67.11 feet to a point; thence N50°50'25"E for 72.81 feet to a point; thence N54°04'05"E for 86.24 feet to a point; thence N62°47'30"E for 57.48 feet; thence N21°04'55"W for 22.31 feet to a point; thence N54°30'20"E for 7.97 feet to a point; thence S21°41'20"E for 32.49 feet to a point in the center of a road; thence S66°30'20"W along said center of road for 45.55 feet to a point; thence S52°06'30"W along said center of road for 225.67 feet to a point; thence S74°43'55"W along said center of road for 153.71 feet to a point; thence N35°20'30"W for 11.76 feet back to the point of beginning. Containing 0.10 acres more or less. Being in and apart of the SW 1/4 of the NW 1/4 of Section 29, T-19-S, R-1-W.

PARCEL 2

Commencing at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West. Thence S89°54'30"E along the north line of said section for 890.34 feet to a point; thence S35°20'40"E 277.02 feet to the point of beginning to a strip of land; thence continue along previous described course for 293.81 feet to a point; thence S79°05'45"W for 18.09 feet to a point; thence N35°20'40"W for 286.33 feet to a point; thence N54°39'20"E for 16.47 feet back to the point of beginning. Containing 0.10 acres more or less. Being in and apart of the SW 1/4 of the NW 1/4 of Section 29, T-19-S, R-1-W.

I further state that said property was surveyed by me the 6th day of July, 2003. This the 6th day of July, 2003.

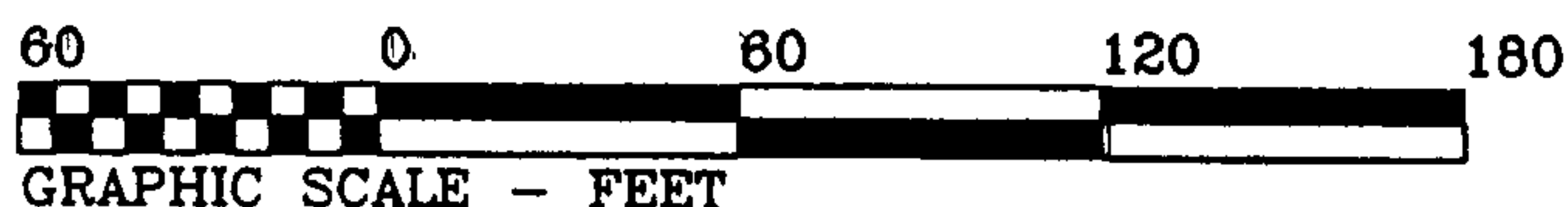

Hammett Surveying Services Inc.
CA-0461-LS



TYPE OF SURVEY: STRIP BOUNDARIES

Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

Every document of record reviewed and considered as a part of this survey is noted heron. Only the documents noted heron were supplied the surveyor. No abstract of Title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.



DATES OF FIELD WORK 07/06/03

<p>CAUTION</p> <p>THIS MAP WAS MADE ENTIRELY BY HAMMETT SURVEYING SERVICES INC. AND CANNOT BE COPIED IN ANY FORM UNLESS GIVEN WRITTEN PERMISSION FROM HAMMETT SURVEYING SERVICES INC.</p> <p>SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.</p> <p>JOB # M2003-09 EPST03A.CRD</p>	HAMMETT SURVEYING SERVICES INC. 1300 WEST MAGNOLIA SYLACAUGA AL. 35150 256-245-3567	
	JOB: PARCELS 1 & 2	
	ORDERED BY: RON EPSTEIN	
	SCALE 1"=60'	DATE: 07/06/03
	SHEET 1 OF 1	EPST03A