

THIS INSTRUMENT PREPARED BY:

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

GRANTEE'S ADDRESS:

James T. Wallace
106 Royal Place
Pelham, Alabama 35124

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)


20031010000683610 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
10/10/2003 13:13:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar and 00/100 (\$1.00) DOLLAR, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Dixie W. Duncan, a single woman**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **James T. Wallace and Jill Johnson Wallace, 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:

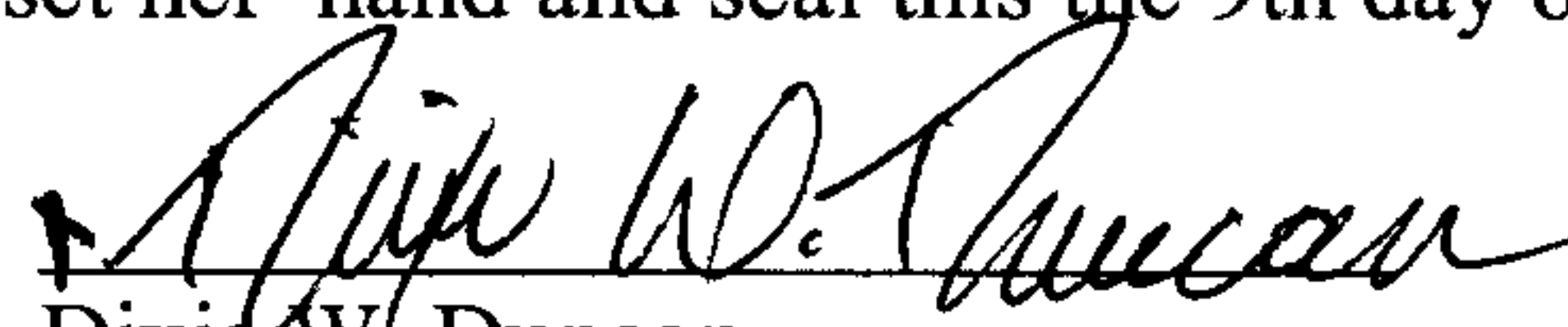
See attached legal description by exhibit " A ".

Subject to existing easements, current taxes, restrictions and covenants, 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 her hand and seal this the 9th day of October, 2003.


Dixie W. Duncan

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Dixie W. Duncan, a single woman whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of October, 2003.


NOTARY PUBLIC

My Commission Expires: 3/7/07

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

Exhibit "A"

20031010000683610 Pg 2/2 19.00
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A parcel of land as situated in the Southeast Quarter of the Northwest Quarter of Section 2, Township 20 South Range 3 West, City of Pelham, Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of Lot 7-A, of Green Valley Realty's Resurvey of Lots 5, 6 and 7, of Royal Oaks, Sixth Sector, as recorded in Plat Book 19, Page 155, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southerly along the West line of said Lot 7-A for a distance of 221.03 feet; thence turn an interior angle to the left of 81 degrees 11 minutes 56 seconds and run Westerly for a distance of 75.10 feet to a point on the West boundary of the said Southeast Quarter of the Northwest Quarter; thence turn an interior angle to the left of 100 degrees 55 minutes 45 seconds and run Northerly along said Quarter-Quarter line for a distance of 209.77 feet; thence turn an interior angle to the left of 87 degrees 48 minutes 36 seconds and run Easterly for a distance of 82.01 feet to the point of beginning.

