

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

GRANTEE'S ADDRESS:
Justin Smith
118 Mooney Road
Columbiana, Alabama 35051

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eighty Thousand and 00/100 (\$80,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Doris A. Goodwin, 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, **Justin Smith and Kari L. Smith, 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.

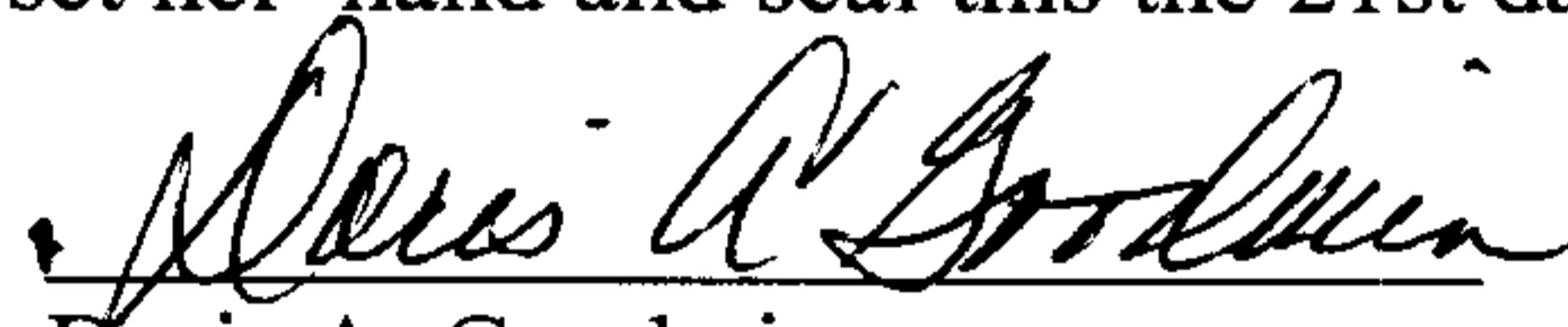
\$80,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Doris A. Goodwin is the Surviving grantee of deed recorded in Real Volume 298, Page 131. The other grantee, William P. Goodwin, having died on or about the 8th day of June, 2003.

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 21st day of October, 2003.


Doris A. Goodwin

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Doris A. Goodwin, 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 21st day of October, 2003.


NOTARY PUBLIC

My Commission Expires: 3/7/07

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

Exhibit "A"

A lot in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of Section 36, Township 21 South, Range 1 West; thence run East along the North line of said Section a distance of 1,342.94 feet to the NE corner the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence turn an angle of 90 degrees 06 minutes to the right and run South along the East line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, a distance of 193.63 feet to the point of beginning; thence turn an angle of 90 degrees 39 minutes to the left and run a distance of 169.62 feet; thence turn an angle of 92 degrees 11 minutes to the right and run a distance of 372.40 feet to the North margin of the Nath Mooney Road; thence turn an angle of 88 degrees 38 minutes to the right and run along the North margin of said road, a distance of 200.06 feet; thence turn an angle of 91 degrees 22 minutes to the right and run a distance of 369.42 feet; thence turn an angle of 87 degrees 49 minutes to the right and run a distance of 30.38 feet to the point of beginning.

Situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

