

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

GRANTEE'S ADDRESS:
Jack A. Donovan
136 Cove Lane
Pelham, Alabama 35124

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED


20031104000734010 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
11/04/2003 11:42:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seventy-Three Thousand Seven Hundred and 00/100 (\$73,700.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Gail E. Bailey Carlton, a married 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, **Jack A. Donovan and Michelle L. Donovan, 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.

ALL of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Gail E. Bailey is the surviving grantee of deed recorded in Book 351, Page 929. The other grantee, curtis E. Bailey, Jr. having died on or about the 9th day of February, 1995.

GAIL E. BAILEY AND GAIL E. BAILEY CARLTON IS ONE AND THE SAME PERSON.

pe **THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.**

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 30th day of October, 2003.

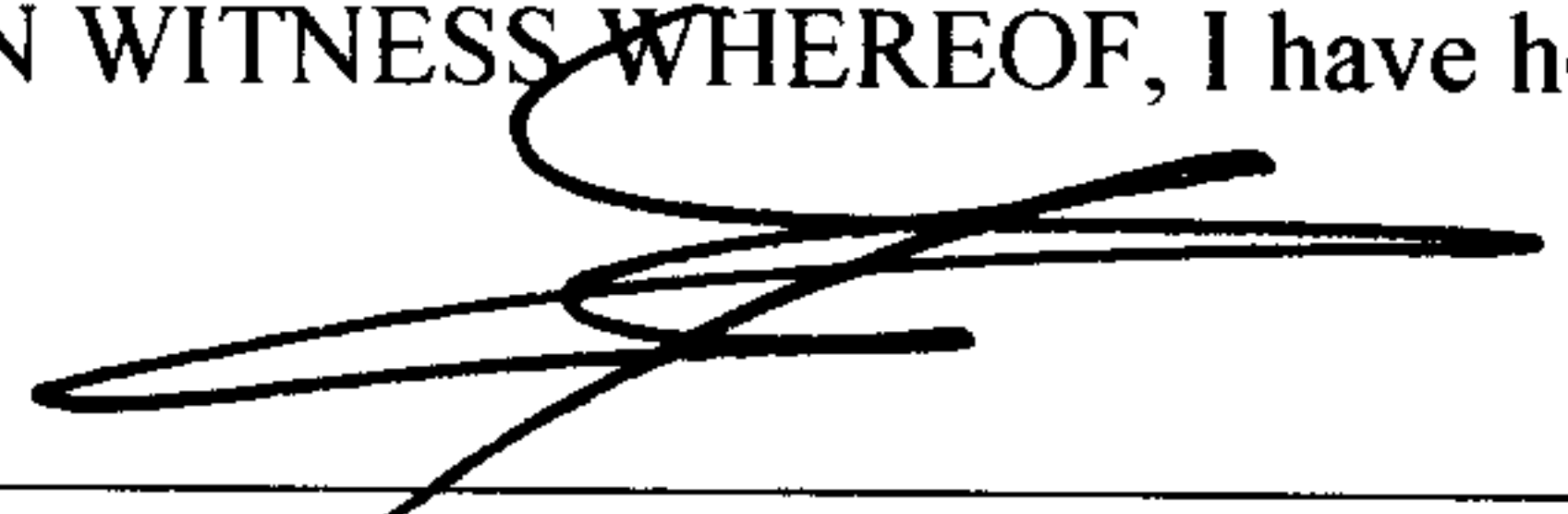

Gail E. Bailey Carlton

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gail E. Bailey Carlton, a married 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 30th day of October, 2003.


NOTARY PUBLIC

My Commission Expires: 3/5/07

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

Exhibit "A"

20031104000734010 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
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Parcel I

Begin at the SW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 20 South, Range 2 West; thence an azimuth of 57 degrees 30 minutes Northeasterly along an abandoned road 125.68 feet; thence azimuth of 52 degrees 28 minutes Northeasterly along said road 121.6 feet to a point on the Southerly right of way of a public road; thence an azimuth of 62 degrees 21 minutes Northeasterly along said right of way 111.14 feet; thence an azimuth of 82 degrees 44 minutes Northeasterly along said right of way 104.87 feet; thence an azimuth of 156 degrees 47 minutes Southeasterly along a swag 224.65 feet to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence an azimuth of 270 degrees 00 minutes West along said South line 493.46 feet to the point of beginning.

Parcel II

Begin at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 20 South, Range 2 West; thence an azimuth of 90 degrees 00 minutes East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ 493.46 feet; thence an azimuth of 178 degrees 00 minutes Southerly 256.00 feet; thence an azimuth of 270 degrees 00 minutes Westerly 493.46 feet; thence an azimuth of 358 degrees 00 minutes Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 256.0 feet to the point of beginning.

Also: an easement for ingress and egress thirty (30) feet in length (approximately) across that part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 20 South, Range 2 West, that lies SE of a dedicated public chert road as shown on survey of E. Franklin Parker, Sr. Reg. No. 9983, to the above described property.

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