


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

GRANTEE'S ADDRESS:
Timothy T. Sexton
2000 Trammell Chase Drive
Birmingham

JOINT SURVIVORSHIP DEED


20031203000785010 Pg 1/2 134.00
Shelby Cnty Judge of Probate, AL
12/03/2003 15:16:00 FILED/CERTIFIED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Six Hundred Thousand and 00/100 (\$600,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **John P. Burdette and Katie W. Burdette, 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 GRANTEES, **Timothy T. Sexton and Linda J. Sexton, 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.

\$480,000.00 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 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 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 1st day of December, 2003.

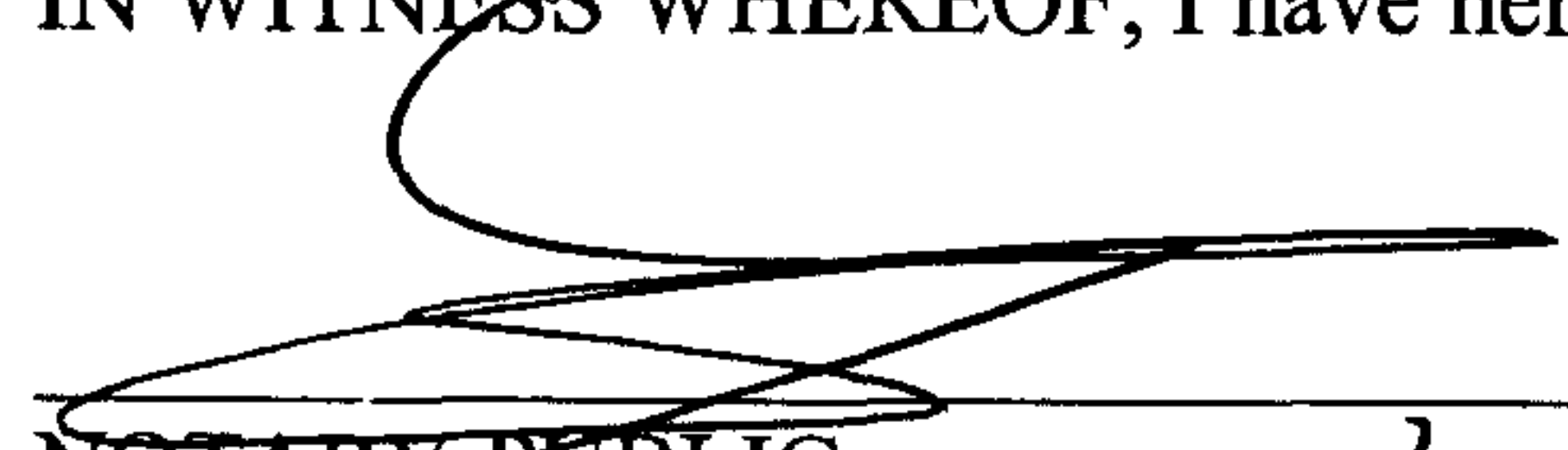

John P. Burdette

Katie W. Burdette

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John P. Burdette and Katie W. Burdette, 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 1st day of December, 2003.


NOTARY PUBLIC
My Commission Expires: 3/5/07

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

EXHIBIT "A"

PARCEL I: Commence at the Northeast corner of Section 35, Township 19 South, Range 3 West; thence run West along the North line of said section for a distance of 634.81 feet; thence turn 89 degrees 59 minutes 57 seconds left and run South for a distance of 254.60 feet; thence turn 89 degrees 59 minutes 57 seconds right and run Westerly 102.40 feet; thence turn 74 degrees 59 minutes 33 seconds left and run Southwesterly 47.99 feet; thence turn 39 degrees 30 minutes 28 seconds left and run Southeasterly 55.52 feet to the point of beginning; thence continue on the last described course 220.00 feet; thence turn 114 degrees 44 minutes 18 seconds right and run Westerly 286.38 feet; thence turn 104 degrees 25 minutes right and run Northeasterly 229.88 feet; thence turn 100 degrees 14 minutes right to the tangent of a curve to the left, said curve having a radius of 265.11 feet; thence run along the arc of said curve Southeasterly and Easterly 140.61 feet to the point of beginning, Shelby County, Alabama.

PARCEL II: Commence at the Northeast corner of Section 35, Township 19 South, Range 3 West; thence run West along the North line of said section for a distance of 634.81 feet; thence turn 89 degrees 59 minutes 57 seconds left and run South for a distance of 254.60 feet; thence turn 89 degrees 59 minutes 57 seconds right and run Westerly 102.40 feet; thence turn 74 degrees 59 minutes 33 seconds left and run Southwesterly 47.99 feet; thence turn 39 degrees 30 minutes 28 seconds left and run Southeasterly 275.52 feet; thence turn 114 degrees 44 minutes 18 seconds right and run Westerly 286.38 feet to the point of beginning; thence continue on the last described course 58.92 feet; thence turn 44 degrees 42 minutes 42 seconds right and run Northwesterly 116.25 feet; thence turn 44 degrees 42 minutes 42 seconds right and run Northerly 211.07 feet to a point situated on the Southeasterly right of way line of Riverchase Parkway West said point also being situated on a curve to the left; thence turn 71 degrees 08 minutes 05 seconds right of the tangent of said curve to the left having a radius of 210.00 feet; thence run along the arc of said curve Northeasterly 27.00 feet; thence turn 51 degrees 27 minutes 31 seconds right from the tangent if extended from the last described curve and run Southeasterly 193.74 feet; thence turn 79 degrees 46 minutes right and run Southwesterly 229.88 feet to the point of beginning, Shelby County, Alabama.

RWB
JFS