

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, WEED & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
George E. Pruet
17995 County Road 55
Sterrett, Alabama 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED


20031223000824600 Pg 1/2 25.00
Shelby Cnty Judge of Probate, AL
12/23/2003 15:20:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Fifteen Thousand and 00/100 (\$215,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James L. Sims, Jr. and Laura Lee Nation, single individuals**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **George E. Pruet and Teresa S. Pruet, husband and wife**, (hereinafter referred to as GRANTEEES), 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 EXHIBIT A FOR LEGAL DESCRIPTION.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

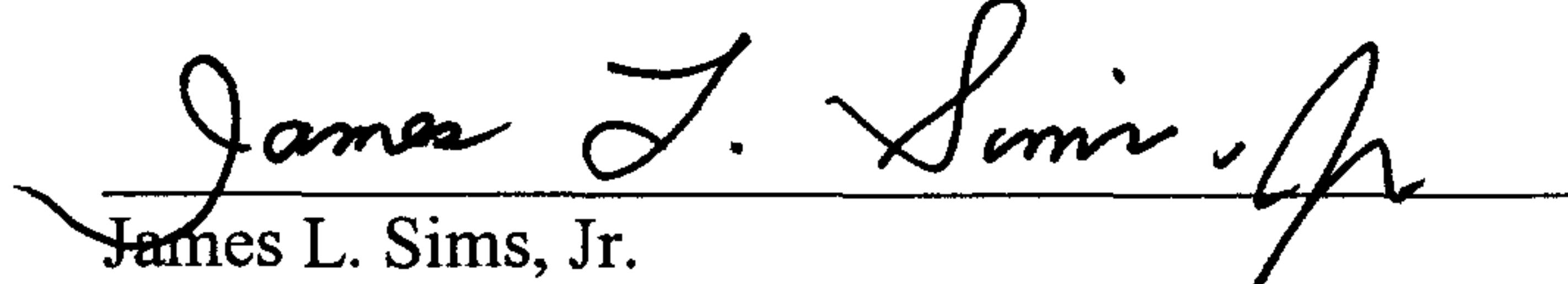
\$204,250.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

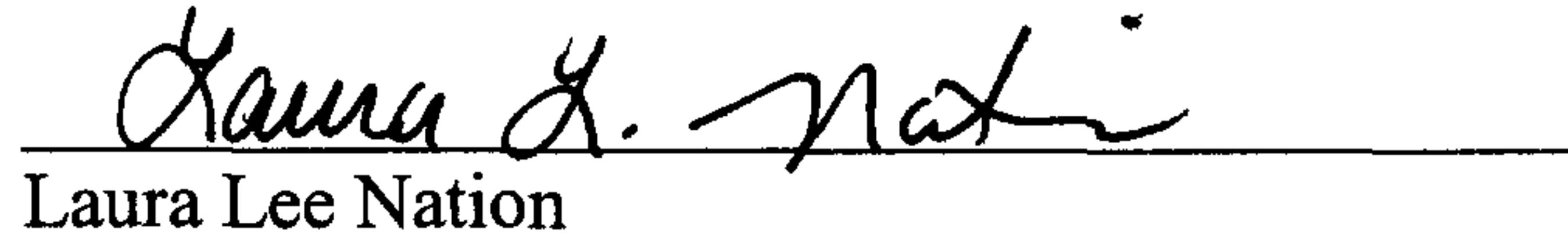
James L. Sims, Jr. and James L. Sims are one and the same person.

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 GRANTEEES, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' 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 GRANTEEES, and GRANTEEES' 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 23rd day of December, 2003.


James L. Sims, Jr.


Laura Lee Nation

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James L. Sims, Jr. and Laura Lee Nation, single individuals 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 23rd day of December, 2003.

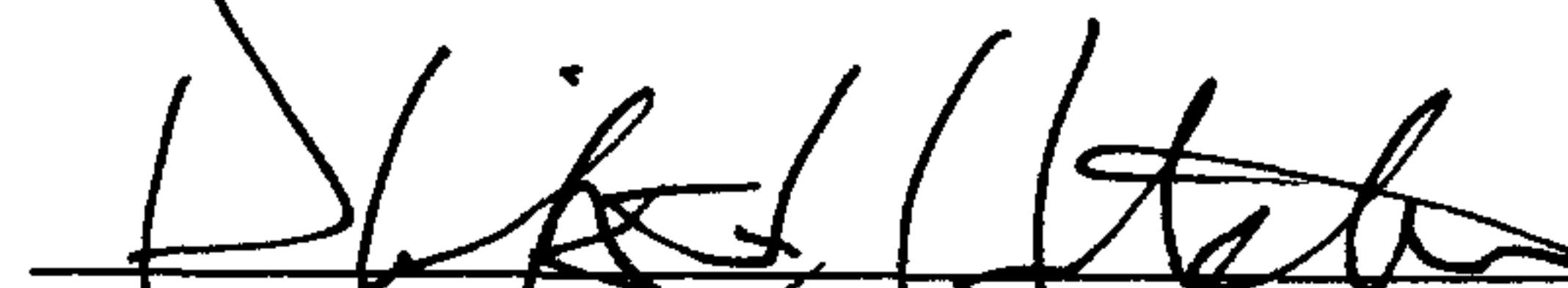

NOTARY PUBLIC
My Commission Expires: 3/15/07

EXHIBIT A

A part of the Southwest Quarter of Southwest Quarter of Northeast Quarter and a part of the Southeast Quarter of Northwest Quarter of Section 19, Township 18 South, Range 2 East, and being more particularly described as follows:

TRACT #1: Being all that part Block 29, Section 19, in Birmingham Acreage Company's Second Survey, lying North of Sterrett-Kelly Creek Road, and being more particularly described as follows: Begin at the Northeast corner of the Southwest Quarter of Southwest Quarter of Northeast Quarter of Section 19, Township 18 South, Range 2 East; thence West along the North line of said Quarter-Quarter-Quarter Section 649.90 feet to the Northwest corner of said Quarter-Quarter-Quarter Section; thence South 0 degrees, 47 minutes East along the West line of said Quarter-Quarter-Quarter Section 636.62 feet to the Northerly right of way of Sterrett-Kelly Creek Road; thence South 88 degrees, 36 minutes, 43 seconds East along said right of way, 652.21 feet to the East line of said Quarter-Quarter-Quarter Section; thence North 0 degrees, 57 minutes West 652.45 feet to the point of beginning.

TRACT #2: Commence at the Northeast corner of the Southwest Quarter of Southwest Quarter of Northeast Quarter of Section 19, Township 18 South, Range 2 East; thence West along the North line of said Quarter-Quarter-Quarter Section 649.90 feet to the Northwest corner of said Quarter-Quarter-Quarter Section and the point of beginning of tract herein described; thence South 0 degrees, 47 minutes East along the West line of said Quarter-Quarter-Quarter Section 636.62 feet to the Northerly right of way of Sterrett-Kelly Creek Road; thence South 89 degrees, 55 minutes, 13 seconds West along said right of way, 194.21 feet; thence North 0 degrees, 30 minutes, 13 seconds East 342.49 feet; thence North 1 degree, 34 minutes, 24 seconds West 324.43 feet; thence South 81 degrees, 07 minutes, 22 seconds East 193.63 feet to the point of beginning.

Situated in Shelby County, Alabama.

LP *JZS*