

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

GRANTEE'S ADDRESS  
Arlean D. Brown-Young  
5616 Canongate Lane  
Shoal Creek, Alabama 35242

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seven Hundred Fifty-One Thousand Six Hundred and 00/100 (\$751,600.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Roy J. Savoie, Jr. and wife, Kelly Savoie** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Arlean D. Brown-Young and Larry Young, husband and wife**, (hereinafter referred to as GRANTEE), 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:

Lot 17, according to the Amended Map of Greystone, First Sector, Phase VII, as recorded in Map Book 17, Page 53, in the Probate Office of Shelby County, Alabama.

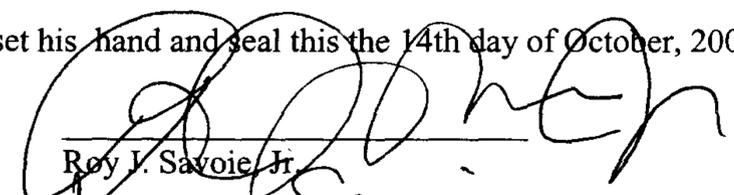
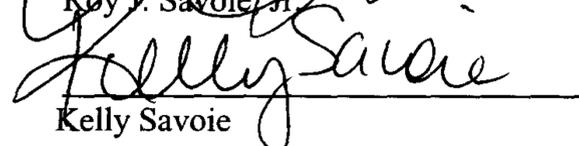
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$600,000.00 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 GRANTEE, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 14th day of October, 2004.

  
\_\_\_\_\_  
Roy J. Savoie, Jr.  
  
\_\_\_\_\_  
Kelly Savoie

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Roy J. Savoie, Jr., a married man 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 his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of October, 2004.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 3/5/07

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

State of Alabama) County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kelly Savoie, 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 conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS 15th DAY OF OCTOBER, 2004.

My commission expires:  
3/5/07

  
\_\_\_\_\_  
Notary Public

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