


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

GRANTEE'S ADDRESS:
Nelson R. Bailey
2500 Pelham Parkway
Pelham, Alabama 35124

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)


20041115000627260 Pg 1/2 214.00
Shelby Cnty Judge of Probate, AL
11/15/2004 14:59:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Thousand and 00/100 (\$200,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Roy R. Chappell and Alison M. Chappell, 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, **Nelson R. Bailey and Jane Lee Bailey, 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:

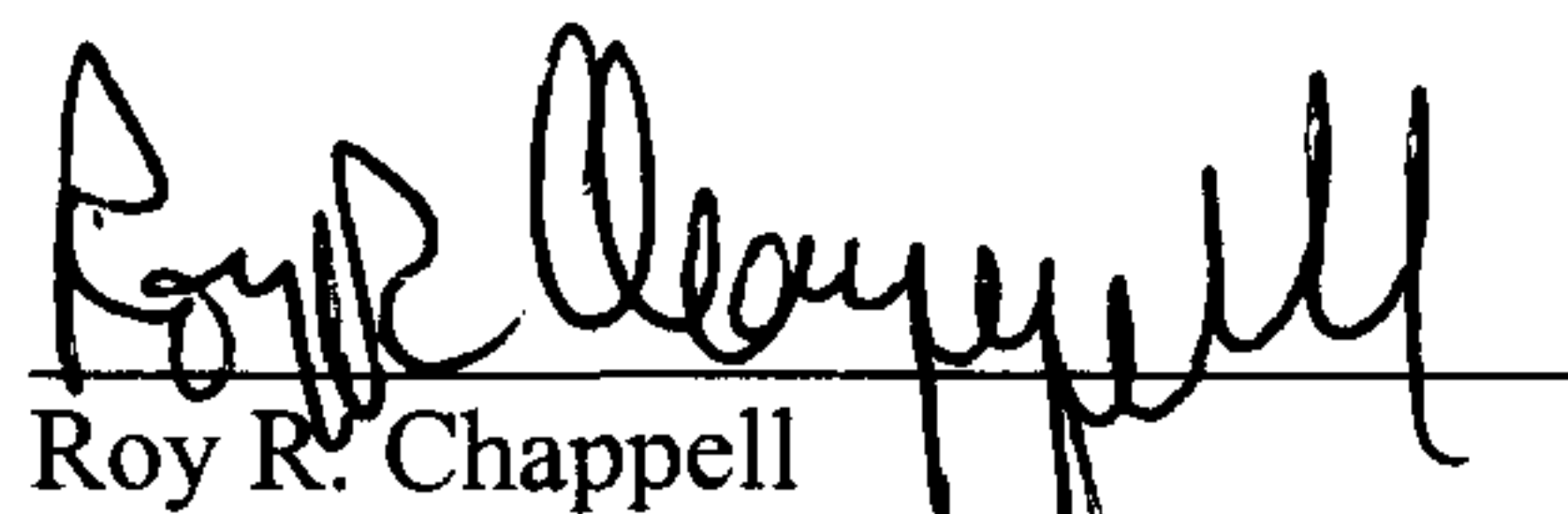
See attached legal description by exhibit " A ".

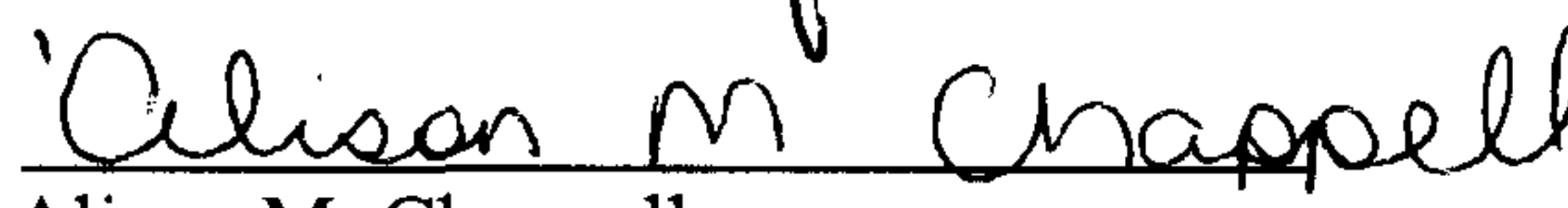
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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 12th day of November, 2004.


Roy R. Chappell


Alison M. Chappell

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Roy R. Chappell and Alison M. Chappell, 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 12th day of November, 2004.


NOTARY PUBLIC

My Commission Expires: 3/5/07

Exhibit "A"

From the Northwest corner of the Southwest quarter of Southwest quarter, Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, run Northerly along the quarter-quarter line 30.82 feet to a fence; thence run along said fence South 86 degrees 19 minutes 40 seconds East 617.58 feet to the beginning point of subject lot; from said point, continue along said fence 1150.38 feet to the point of intersection of said fence and the West side of a 60 foot easement; thence run along said West line of said easement South 22 degrees 33 minutes 12 seconds West 660 feet; thence run North 86 degrees 19 minutes 40 seconds West 802.88 feet; thence run North 08 degrees 25 minutes 53 seconds West 638.68 feet to the beginning point.

The above lot includes an easement across a part of said lot described thusly: From the Northwest corner of the above lot, run South 86 degrees 19 minutes 40 seconds East 424.21 feet; thence deflect right 90 degrees for 60 feet; thence run North 86 degrees 19 minutes 40 seconds West to the West line of subject lot; thence Northerly along the West line of subject lot to the beginning point.

Also, a 30 foot easement situated in the East half of Southwest quarter of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: From the Northwest corner of the Southwest quarter of Southwest quarter of Section 8, run Northerly along the quarter-quarter line 30.82 feet to a fence; thence Easterly along said fence 1767.96 feet to the beginning point of said easement; from said point continue said course along a continuation of said fence to the West right of way of County Road No. 17; thence Southerly along said right of way line to the West right of way line of the Southern Railroad; thence along said railroad right of way line to a point that is 30 feet Southerly of and parallel to the North line of said easement; thence Westerly to the East line of Hill lot as per Deed Book 335, page 729; thence Northerly to the beginning point, the intention of this description is to describe the land containing the gravel access road from Hill lot to the right of way line of the railroad and/or County Road 17.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.