

THIS INSTRUMENT PREPARED BY:  
Law Offices of Jeff W. Parmer  
402 Office Park Drive, Suite 290  
Birmingham, Alabama 35223

GRANTEE'S ADDRESS:  
James Robert Payton

STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Sixty Nine Thousand Nine Hundred and 00/100 (\$282,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Joseph Lynn Storey and Wife Susan Storey**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **James Robert Payton**  
an unmarried person **and Darrell S. Ward,** an unmarried person,  
(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 Exhibit "A"

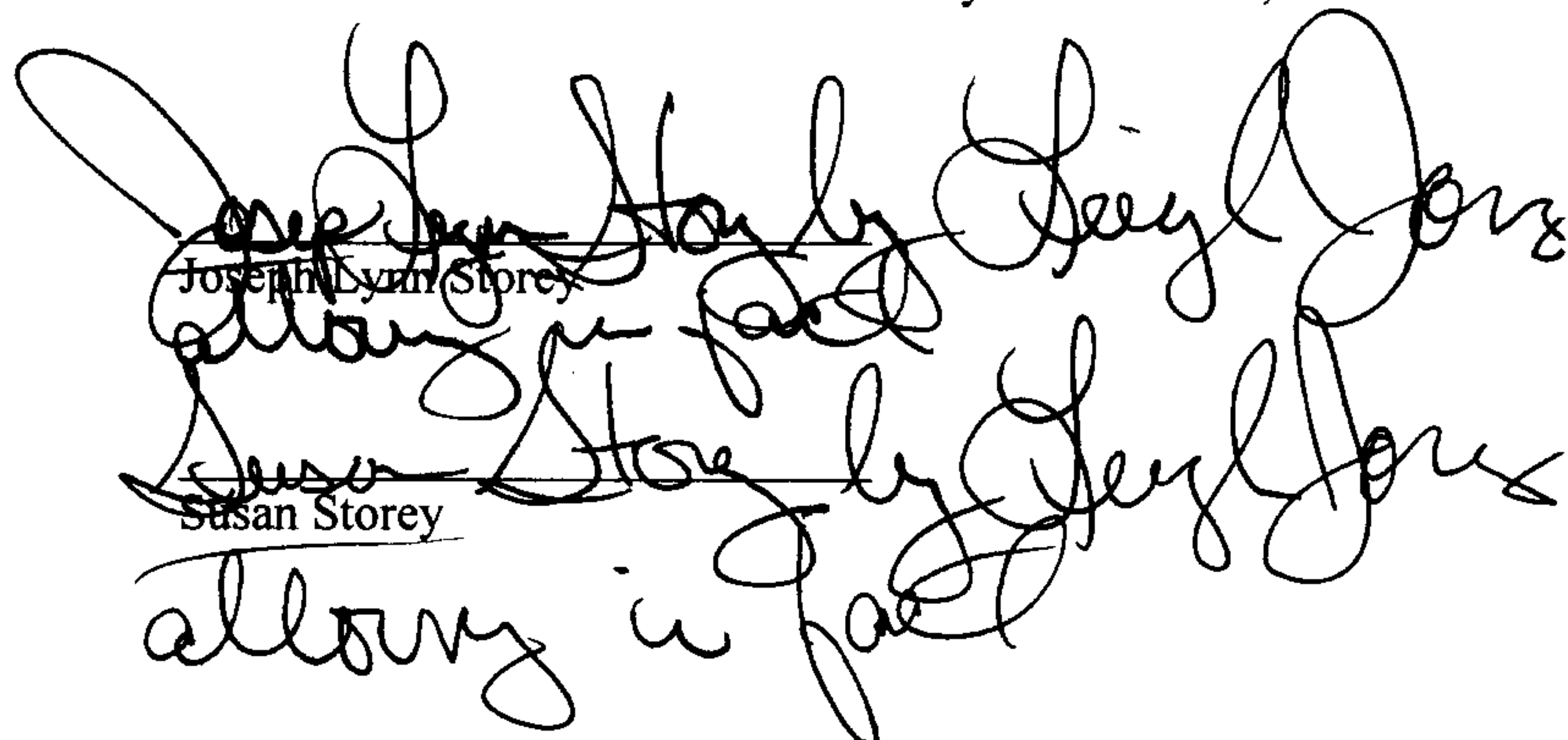
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$143,650.00 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 15th day of December, 2004.

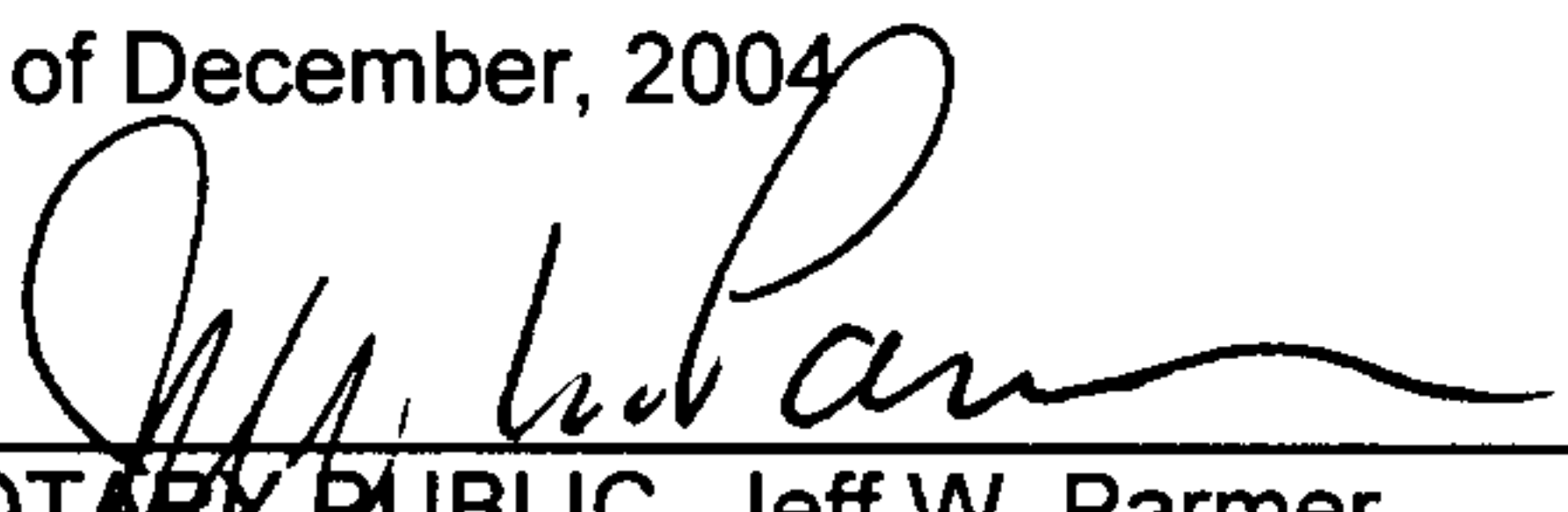
  
Joseph Lynn Storey  
Susan Storey

State of Alabama

County of Jefferson

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Joseph Lynn Storey and wife Susan Storey** whose name is signed by **Leigh Jones** as Agent/Attorney-in-Fact for **Joseph Lynn Storey and Susan Storey**, pursuant to a Power of Attorney, signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she, in her capacity as Agent/Attorney-in-Fact for **Joseph Lynn Storey and wife Susan Storey**, pursuant to a Power of Attorney, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15<sup>th</sup> day of December, 2004

  
NOTARY PUBLIC -Jeff W. Parmer  
My Commission Expires:9/27/2008



## EXHIBIT "A"

A parcel of land in the Northwest Quarter of Section 28, Township 21 South, Range 1 East; said parcel of land being more particularly described as follows: Beginning at the Northwest corner of said Section 28; thence run South 00 Degrees 20 Minutes 47 Seconds East a distance of 333.97 feet; thence North 89 Degrees 45 min 17 Seconds East a distance of 4003.00 feet; thence North 61 Degrees 12 Minutes 38 Seconds East a distance of 270.05 feet to the approximate 397 foot contour of Lay Lake; thence North 33 Degrees 38 Minutes 54 Seconds West a distance of 219.82 feet along said 397 foot contour line; thence North 87 Degrees 52 Minutes 19 Seconds West a distance of 517.24 feet to the point of beginning.

Together with the following easements for ingress, egress and utilities more particularly described as follows:

A Right of Way located in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama for ingress and egress and utilities, 60 feet wide, 30 feet on each side of the following described centerline: Commence at the Northwest corner of said Section 28; thence run South along the West Section line 334.00 feet; thence turn left 89 Degrees 47 Minutes 23 Seconds and run East 57.76 feet to the point of beginning of said centerline; thence run right 89 Degrees 23 Minutes 18 Seconds and run South 45.00 feet; thence turn left 89 Degrees 23 Minutes 18 Seconds and run East 290.00 feet to the point of clockwise curve having a Delta angle of 55 Degrees 00 Minutes 00 Seconds and a radius of 175.00 feet; thence run along the arc of said curve 167.99 feet to the point of tangent; thence continue tangent to said curve 188.09 feet to the end of said centerline and the center of cul-de-sac with a radius of 55.00 feet.

A Right of Way located in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 23 and in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 28, Township 21 South, Range 1 East; for ingress, egress and utilities, 60 feet wide, 30 feet on each side of the following described centerline: Commence at the Northwest corner of said Section 28; thence run south along the west Section line 334.00 feet; thence turn left 89 Degrees 47 Minutes 23 Seconds and run east 57.76 feet to the beginning of said centerline; thence turn left 90 Degrees 36 Minutes 42 Seconds and run North 1351.88 feet to the point of a clockwise curve having a delta angle of 91 Degrees 07 Minutes and a radius of 250.00 feet; thence run along the arc of said curve 397.57 feet to the point of tangent; thence continue tangent to said curve and run east 1088.98 feet to the center of a County maintained road and the end of said centerline.

## EXHIBIT "A"

Also a Right of Way to use the existing driveway access from Highway 145 across the following described property, to-wit; Begin at the Northeast corner of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 22, Township 21 South, Range 1 East; thence run Southerly along the East boundary of said Section for 100.00 feet; thence turn an angle of 90 Degrees 00 Minutes to the right and run Westerly for 88.71 feet to a point on the Southeast Right of Way line of Alabama Highway No. 145; thence turn an angle of 119 Degrees 45 Minutes 29 Seconds to the right and run Northeasterly along said Right of Way line for 116.03 feet to the point of intersection with the North boundary line of the aforementioned SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$ ; thence turn an angle of 61 Degrees 35 Minutes 23 Seconds to the right and run easterly along said north boundary of said  $\frac{1}{4}$  for 31.13 feet to the point of beginning.