

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

GRANTEE'S ADDRESS: William A. Jones, Jr.
878 Oak Mountain State Park Road
Pelham, Alabama 35124

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Fifteen Thousand and 00/100 (\$515,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Kerry Carter and Kim W. Carter, 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 GRANTEE, **William A. Jones, Jr. and Natalie M. Platt, 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:

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.

\$437,750.00 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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S 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 22nd day of February, 2005.



Kerry Carter

Kim W. Carter

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kerry Carter and Kim W. Carter, 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 22nd day of February, 2005.


NOTARY PUBLIC
My Commission Expires: 3/5/07

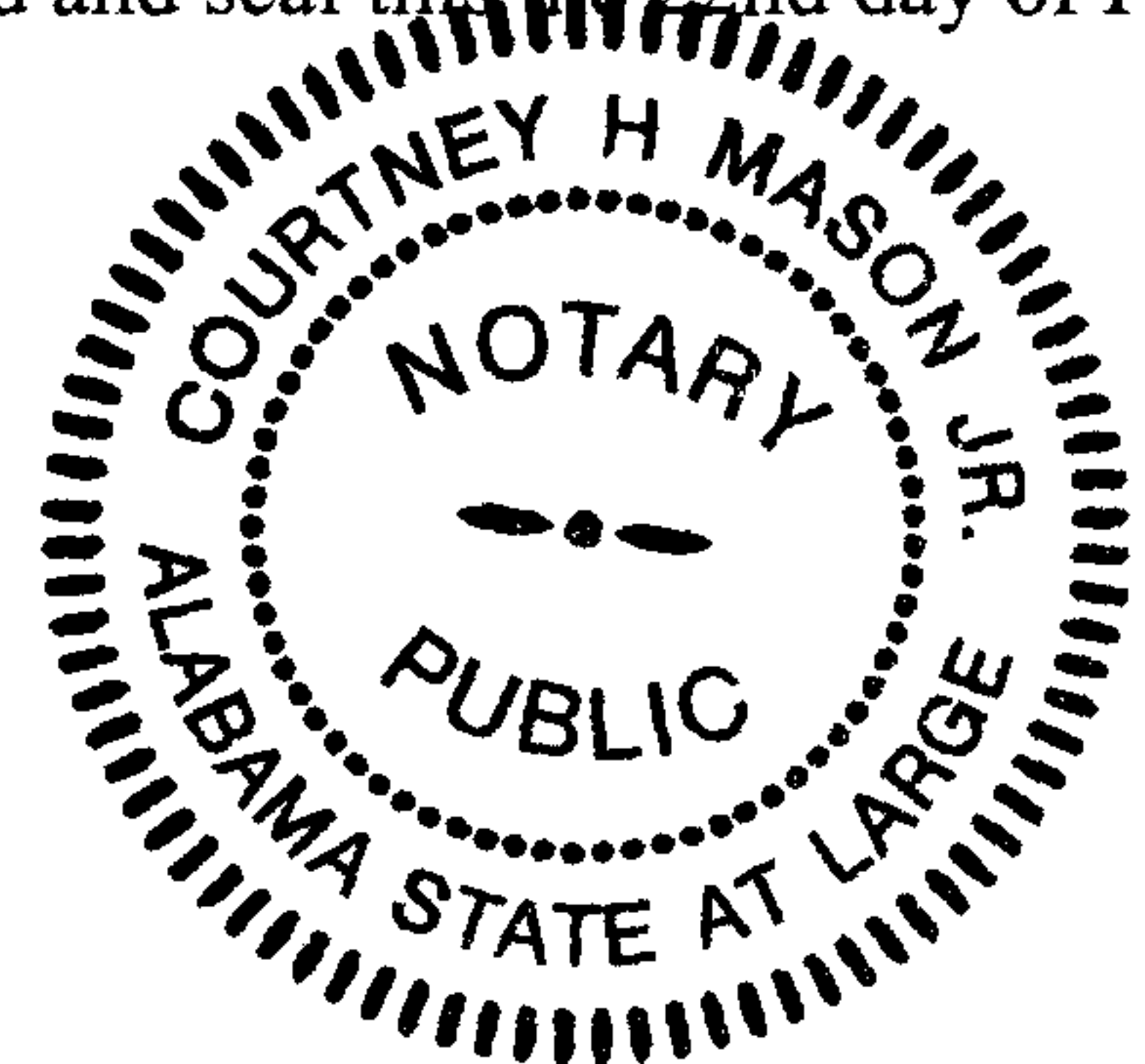
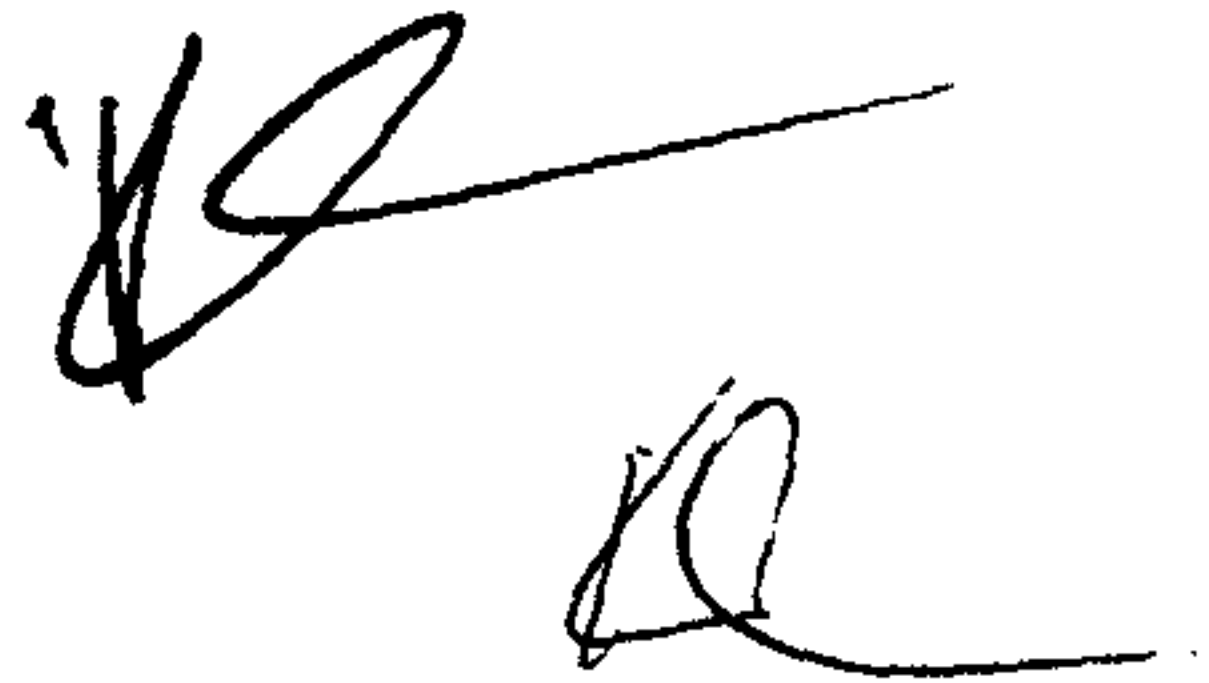


EXHIBIT "A"

A parcel of land located in the NE $\frac{1}{4}$ - NE $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of said Section 7; thence North $89^{\circ}48'55''$ West along the Northerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 709.22 feet meas (709.17' map) to the point of beginning; thence continue along last described course, a distance of 284.09 feet meas (284.0' map); thence leaving said $\frac{1}{4}$ - $\frac{1}{4}$ line, South $1^{\circ}47'43''$ East a distance of 565.85 feet to a point, said point lying on the centerline of and existing 18' wide asphalt road, known as Oak Mountain State Park Road; said point also lying on a curve to the left having a radius of 325.0 feet, a central angle of $13^{\circ}29'37''$ and subtended by a chord which bears North $56^{\circ}05'03''$ East, a chord distance of 76.36 feet; thence along the arc of said curve and the centerline of said road, a distance of 76.54 feet to the end of said curve; thence North $49^{\circ}20'14''$ East along the centerline of said road, a distance of 161.71 feet to the beginning of a curve to the right, having a radius of 750.0 feet, a central angle of $8^{\circ}39'39''$ and subtended by a chord which bears North $53^{\circ}40'04''$ East a chord distance of 113.26 feet; thence along the arc of said curve and the centerline of said road, a distance of 113.37 feet; thence leaving the centerline of said road North $1^{\circ}47'17''$ West a distance of 349.75 feet to the point of beginning.

Handwritten signature and initials in black ink, consisting of a stylized name and a set of initials.