

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Ronald L. Stanfa and Patricia M. Stanfa  
4506 High Court Circle  
Birmingham, AL 35242

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                )     **JOINT SURVIVORSHIP DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Three Hundred Thirty Thousand and 00/100 (\$330,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Autumn Lakes, LLC, an Alabama Limited Liability Company, Calaronan Development Corp. an Alabama Corporation and J. Anthony Joseph, a married man**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ronald L. Stanfa and Patricia M. Stanfa**, (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 Exhibit "A" attached hereto and made a part hereof**  
This is not the homestead of J. Anthony Joseph or his spouse.

Subject To:  
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations 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, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, 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.

Shelby County, AL 07/26/2005  
State of Alabama  
Deed Tax: \$330.00


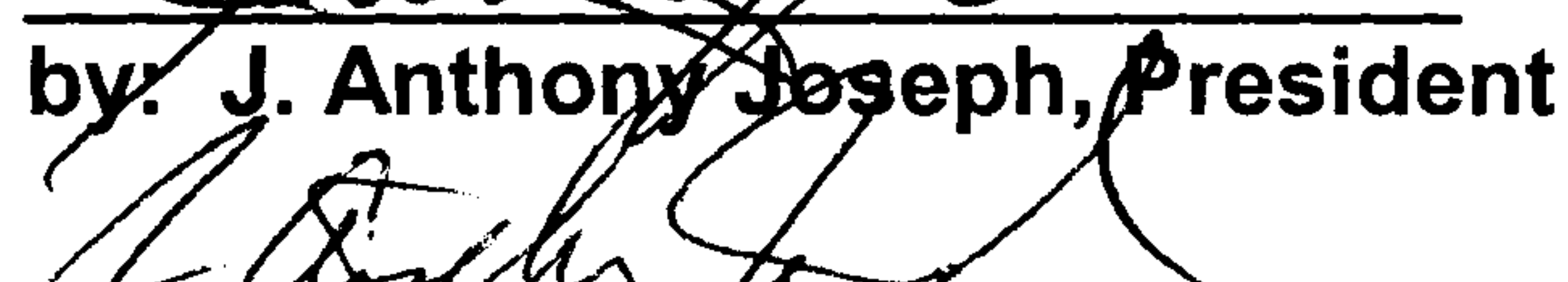


IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 7th day of July, 2005.

Autumn Lakes, LLC  
by: R & R, LLC, its Member

  
by: James M. Ray, Member

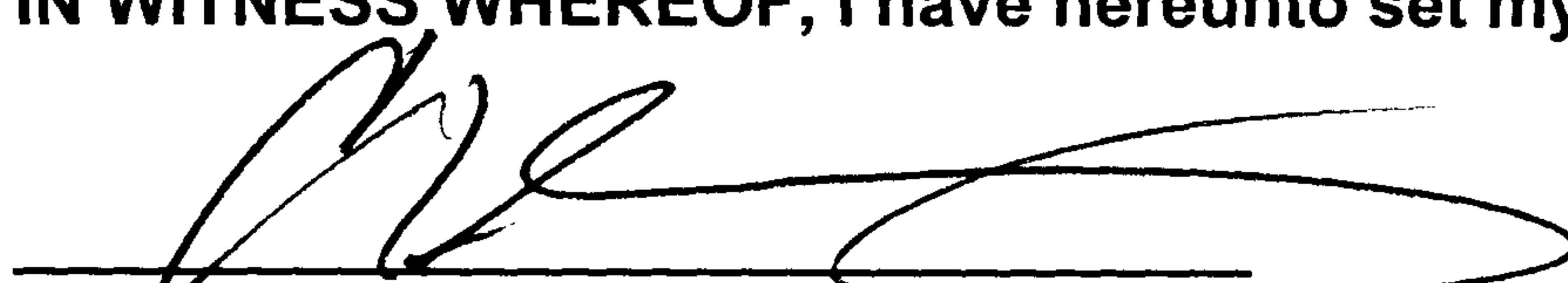
Calaronan Development Corp.

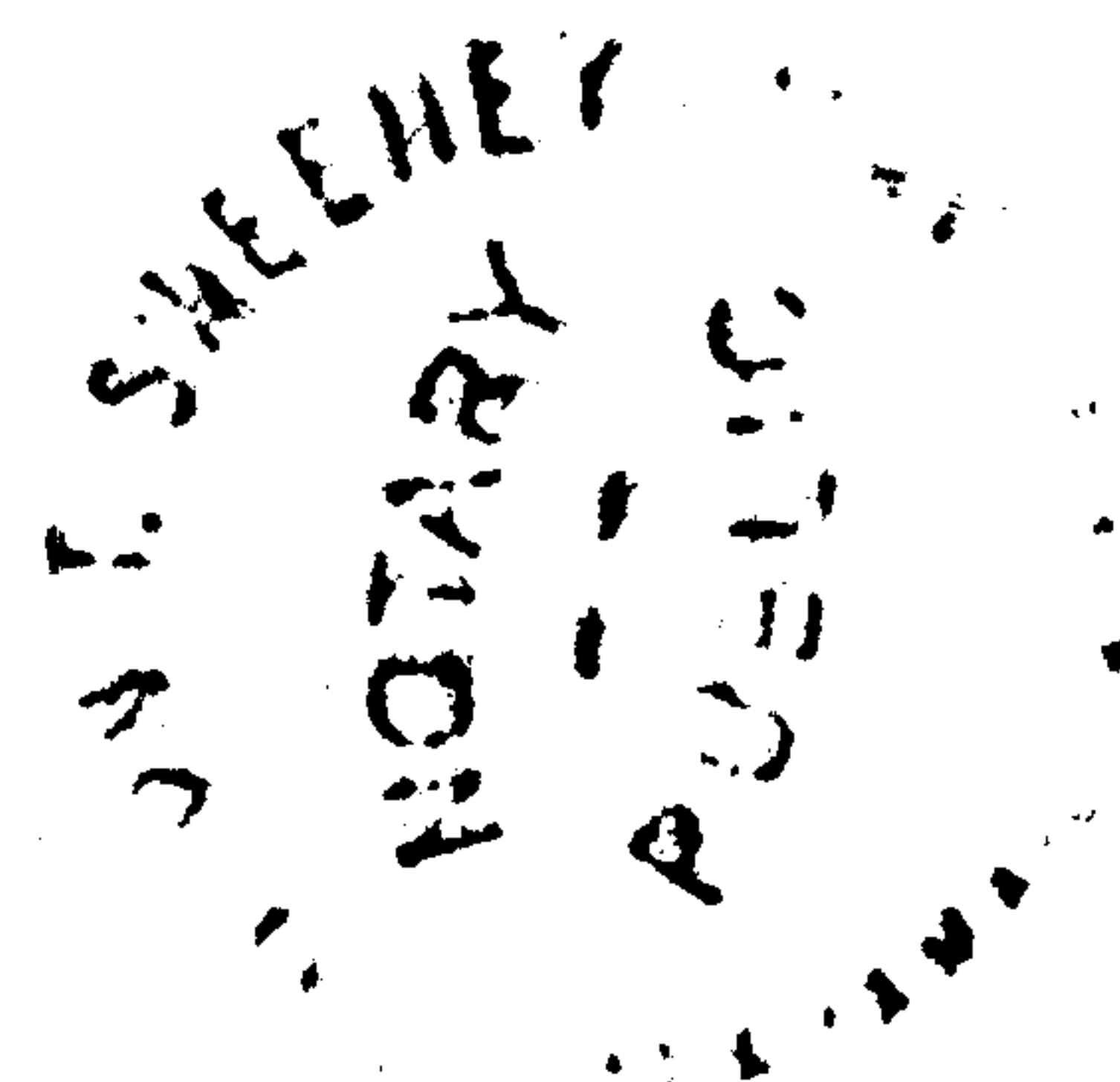
  
by: J. Anthony Joseph, President  
  
J. Anthony Joseph

STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James M. Ray, whose name as Member of R & R, L.L.C., An Alabama Limited Liability Company, which is member of Autumn Lakes, L.L.C., an Alabama Limited Liability Company is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such member and with full authority, signed the same voluntarily for and as the act of said limited liability company acting in its capacity as Member of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of July, 2005.

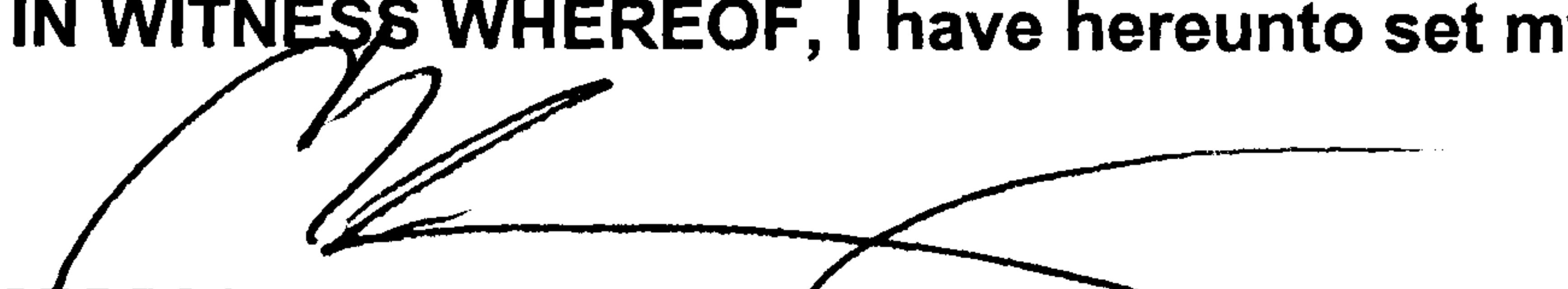
  
NOTARY PUBLIC  
My Commission Expires: 6-5-2007

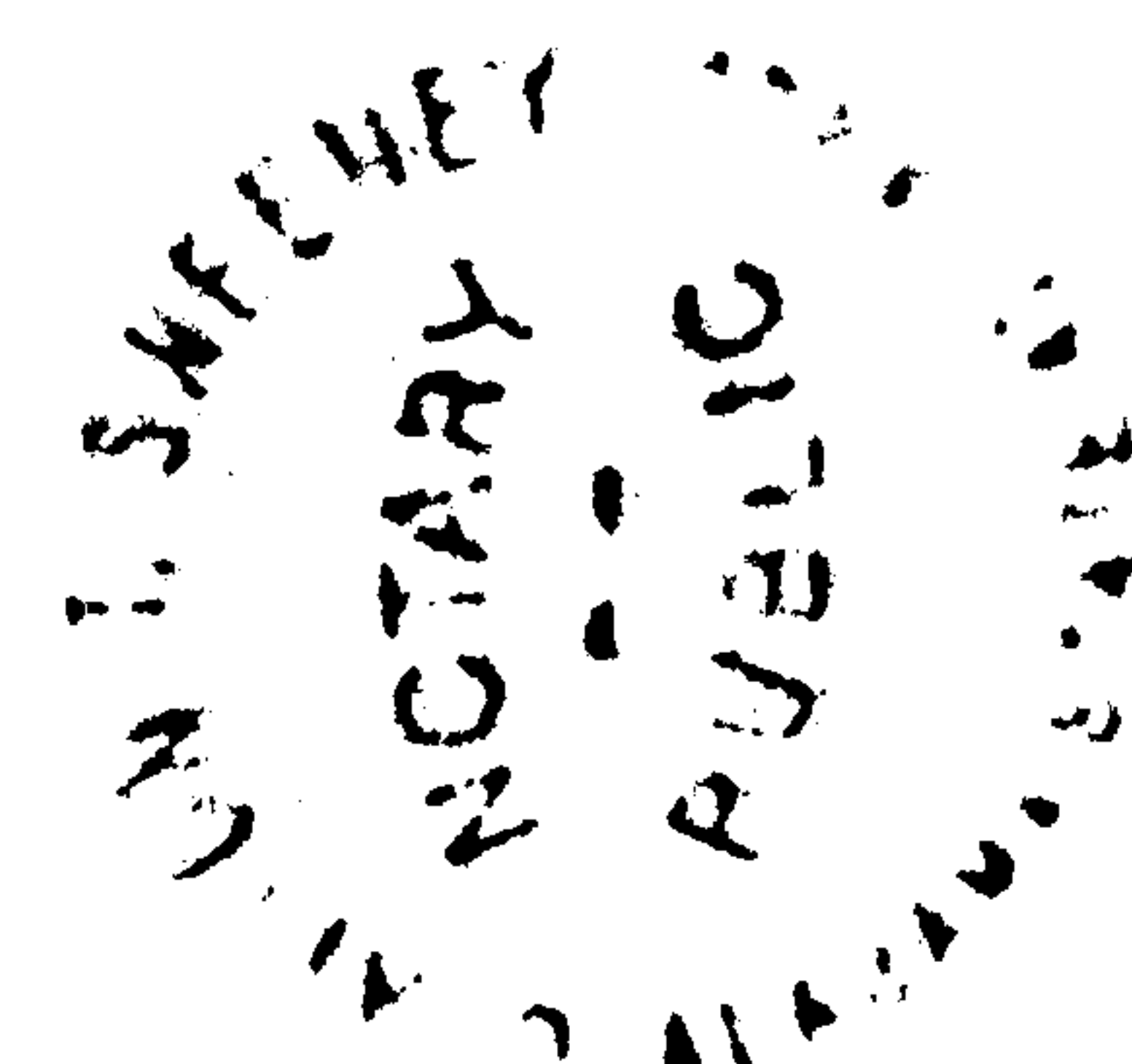


STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that J. Anthony Joseph, 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 he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of July, 2005.

  
NOTARY PUBLIC  
My Commission Expires: 6-5-2007



STATE OF ALABAMA

COUNTY OF JEFFERSON

20050726000374780 3/4 \$351.00  
Shelby Cnty Judge of Probate, AL  
07/26/2005 03:01:45PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. Anthony Joseph, whose name as President of CALARONAN DEVELOPMENT CORP., an Alabama corporation, 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, he, as such Officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of July, 2005.

  
NOTARY PUBLIC

My Commission Expires:

6-5-2007





EXHIBIT "A"

Commence at a 1/2" rebar in place being the Southeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 88 deg. 54 min. 56 sec. East along the South boundary of the Northwest one-fourth of the Northeast one-fourth for a distance of 72.58 feet (set 1/2" rebar); thence proceed North 08 deg. 36 min. 50 sec. East for a distance of 893.81 feet; thence proceed North 39 deg. 00 min. 38 sec. West for a distance of 136.78 feet; thence proceed South 88 deg. 54 min. 02 sec. West for a distance of 75.41 feet; thence proceed North 51 deg. 48 min. 59 sec. West for a distance of 582.87 feet to a 1/2" rebar in place; thence proceed South 88 deg. 34 min. 23 sec. West for a distance of 570.53 feet (set 1/2" rebar); thence proceed South 32 deg. 17 min. 35 sec. East for a distance of 524.47 feet to a railroad spike at end of fence; thence proceed South 30 deg. 33 min. 36 sec. East for a distance of 664.56 feet; thence proceed South 18 deg. 43 min. 30 sec. West for a distance of 174.79 feet; thence proceed South 05 deg. 41 min. 01 sec. West for a distance of 88.97 feet; thence proceed South 00 deg. 23 min. 48 sec. East for a distance of 80.10 feet (set 1/2" rebar) to a point on the South boundary of the Northeast one-fourth of the Northwest one-fourth of Section 10; thence proceed North 88 deg. 54 min. 09 sec. East along the South boundary of said Northeast one-fourth of the Northwest one-fourth for a distance of 406.41 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth and the Northwest one-fourth of the Northeast one-fourth of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama.

Together with a 30 foot ingress and egress easement being 30 feet in equal width on the West side of the following described line: Commence at a 1/2" rebar in place being the Southeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed South 88 deg. 52 min. 10 sec. West along the South boundary of said quarter-quarter section for a distance of 394.59 feet to the point of beginning of said easement. From this beginning point proceed South 01 deg. 10 min. 12 sec. East along the East boundary of said easement for a distance of 914.24 feet to a point on the Northerly right of way of Tara Drive and the termination of said easement.

Together with a 40 foot ingress and egress easement being 40 feet in equal width on the East side of the following described line: Commence at a 1/2" rebar in place being the Southeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed South 88 deg. 52 min. 10 sec. West along the South boundary of said Quarter-Quarter section for a distance of 484.59 feet to the point of beginning of said easement. From this beginning point proceed South 01 deg. 10 min. 12 sec. East along the West boundary of said easement for a distance of 116.91 feet to the termination of said easement. The above described land is located in the Southeast one-fourth of the Northwest one-fourth of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama.



20050726000374780 4/4 \$351.00  
Shelby Cnty Judge of Probate, AL  
07/26/2005 03:01:45PM FILED/CERT