Shelby Cnty Judge of Probate, AL 09/21/2005 08:07:34AM FILED/CERT

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

GRANTEE'S ADDRESS. John Glenn Mayer 186 Sweetbay Drive Alabaster, Alabama 35007

JOINT SURVIVORSHIP DEED

Shelby County, AL 09/21/2005 State of Alabama

Deed Tax: \$70.00

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Seventy-Nine Thousand Nine Hundred and 00/100 (\$279,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Troy Carson and Nicole Carson, 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, John Glenn Mayer and Karen Sue Mayer, 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

Parcel 1:

the County of SHELBY, State of Alabama, to-wit:

Lot 4, according to the Survey of Lake Ridge, as recorded in Map Book 33, page 43, in the Probate Office of Shelby County, Alabama.

Parcel II:

This easement is to grant ingress and egress along an easement descried as follows: Begin at the Southeast corner of Lot 5 of Lake Ridge as recorded in Map Book 33, Page 43, in the office of the Judge of Probate of Shelby County, Alabama; thence North 16 Degrees 23 Minutes 52 Seconds East a distance of 32.00 feet; thence South 21 Degrees 23 Minutes 00 Seconds West a distance of 32.20 feet to a point on the Right of Way of Sweetbay Drive being a curve to the right having a central angle of 3 degrees 12 Minutes 31 Seconds and radius of 50.00 feet, a chord of 2.80 feet along a bearing of South 75 Degrees 15 Minutes 36 Seconds East and run along arc of said Right of Way a distance of 2.80 feet to the point of beginning.

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

\$210,000.00 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 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 September, 2005.

Nicole Carson

Troy Carson

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and forward County and State, hereby certify that Troy Carson and Nicole Carson, 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.

TN WITNESS WHEREOF, I have hereunto set in Mand and seal this the 15th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 2-27

PEGGY I. MANN COMMISSION EXPIRES FEB. 20, 2007

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