

Prepared by:
MALCOLM S. McLEOD, ESQ.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send tax notice to: Charles N. Thornton, Jr., and Carol Dawn Thornton 7919 Hwy 51 Sterrett, AL 35147

STATE OF ALABAMA)	
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COUNTY OF SHELBY)	

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHTY-FIVE THOUSAND and no/100 DOLLARS (\$85,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, RICHARD WAYNE GOSWICK and wife, RITA S. GOSWICK, (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, CHARLES N. THORNTON, JR., and CAROL DAWN THORNTON (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, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Exhibit "A", Legal Description, attached hereto and incorporated herein by reference.

\$77,594.00 was paid with a purchase money first mortgage recorded simultaneously herewith.

Property address: 7919 Hwy 51, Sterrett, AL 35147 a/k/a 7937 Hwy 51, Sterrett, AL 35147

Parcel ID: 08-9-29-0-001-035.01.

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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their 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 and/or Covenants and/or Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 27th day of January, 2006.

RICHARD WAYNE GOSWICK

RITA S. GOSWICK

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that RICHARD WAYNE GOSWICK and RITA S. GOSWICK, 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, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of January, 2006

NOTARY PUBLIC

My Commission Expires:

State of Alabama

Shelby County, AL 02/02/2006

Deed Tax: \$7.50

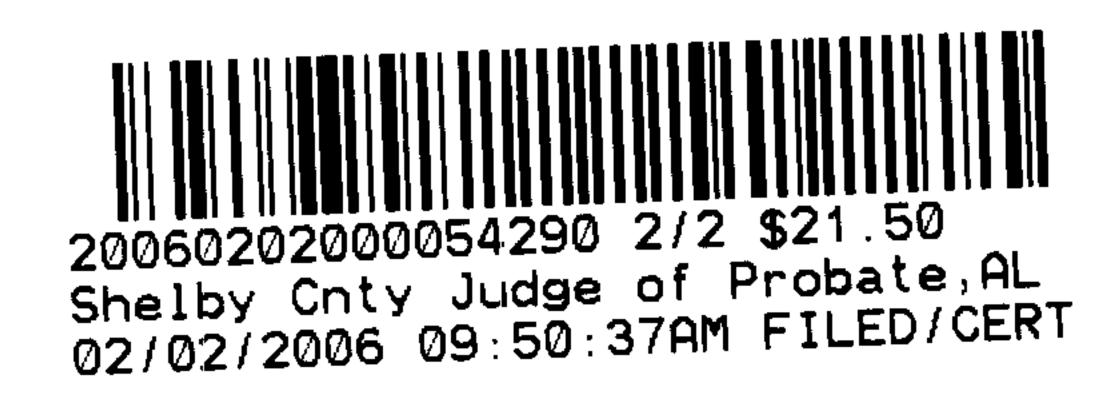


EXHIBIT 'A'

Legal Description

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER-QUARTER A DISTANCE OF 206.15 TO A POINT; THENCE RUN SOUTH 54 DEGREES 48 MINUTES 00 SECONDS WEST A DISTANCE OF 406.83' TO A STEEL CORNER; THENCE CONTINUE LAST DESCRIBED COURSE A DISTANCE OF 391.34' TO A STEEL CORNER; THENCE RUN SOUTH 51 DEGREES 07 MINUTES 07 SECONDS EAST ALONG AN EXISTING FENCE A DISTANCE OF 421.02' OF A STEEL CORNER ON THE NORTHWESTERLY MARGIN OF SHELBY COUNTY HIGHWAY NO. 51; THENCE RUN NORTH 40 DEGREES 47 MINUTES 20 SECONDS EAST ALONG SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 376.62' TO A STEEL CORNER; THENCE RUN NORTH 51 DEGREES 07 MINUTES 57 SECONDS WEST ALONG AN EXISTING FENCE LINE A DISTANCE OF 326.22' TO THE POINT OF

BEGINNING, CONTAINING 3.23 ACRES AND SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LIMITATIONS OF PROBATED RECORD, REGULATION OR APPLICABLE LAW.