

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

GRANTEE'S ADDRESS:  
Timothy L. Webster  
5861 S. Shades Crest  
Bessemer, AL 35022

STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**  
(Title Not Examined - No Opinion Expressed)

COUNTY OF JEFFERSON )

*Consideration 384,000.00*

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Shelby Investments, LLC, a Georgia Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Timothy L. Webster and wife, Mitzi M. Webster** 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.

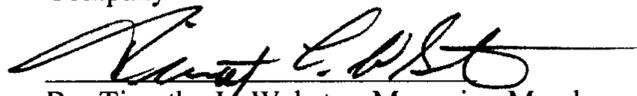
\$384,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S 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 GRANTOR has hereunto set his hand and seal this the 24<sup>th</sup> day of May, 2007.

Shelby Investments, LLC, a Georgia Limited Liability Company

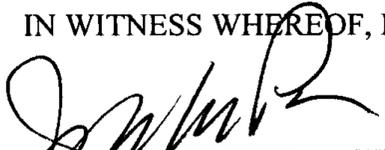
  
By: Timothy L. Webster, Managing Member

STATE OF Alabama )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Timothy L. Webster, whose name as Managing Member of Shelby Investments, LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, she, in his capacity as such Member and with full authority, executed the same voluntarily for and as the act of said Corporation on the same that bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24<sup>th</sup> day of May, 2007.

  
NOTARY PUBLIC Jeff W. Parmer  
My Commission Expires: 9/27/08

**LEGAL DESCRIPTION**

**SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA:  
A PART OF LOT 2, ACCORDING TO THE DECREE AND MAP IN CASE  
2994 IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA, IN  
EQUITY, STYLE OF CASE BEING HOWARD, ET AL. VS. HARRISON,  
AL, WHICH SAID DECREE AND MAP ARE RECORDED IN THE  
OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,  
ALABAMA, IN DEED BOOK 138, PAGES 555 AND 556, BEING FURTHER  
DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST  
CORNER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 5 WEST AND  
RUN IN A WESTERLY DIRECTION ALONG THE NORTH BOUNDARY  
LINE OF SAID SECTION 275 YARD (825.00 FEET); THENCE TURN A  
DEFLECTING ANGLE LEFT OF 90 DEGREES 45 MINUTES 45  
SECONDS AND RUN IN A SOUTHERLY DIRECTION A DISTANCE OF  
555.17 FEET TO THE POINT OF BEGINNING; THENCE TURN A  
DEFLECTION ANGLE RIGHT OF 84 DEGREES 44 MINUTES 51  
SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION, AND  
ALONG THE SOUTH MARGIN OF SOUTH SHADES CREST ROAD, A  
DISTANCE OF 825.54 FEET; THENCE TURN A DEFLECTION ANGLE  
LEFT OF 84 DEGREES 36 MINUTES 09 SECONDS AND RUN IN A  
SOUTHERLY DIRECTION OF 703.10 FEET; THENCE TURN A  
DEFLECTION ANGLE OF 89 DEGREES 20 MINUTES 09 SECONDS AND  
RUN IN A EASTERLY DIRECTION A DISTANCE OF 823.94 FEET;  
THENCE TURN A DEFLECTION ANGLE LEFT OF 90 DEGREES 48  
MINUTES 33 SECONDS AND RUN IN A NORTHERLY DIRECTION A  
DISTANCE OF 790.31 FEET TO THE POINT OF BEGINNING. MINERAL  
AND MINING RIGHTS EXCEPTED. BEING A PART OF THE NORTH 1/2  
OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH,  
RANGE 5 WEST.**