


THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman & Associates, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Joyce Carter
147 Sunday Drive
Chelsea, Alabama 35043

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)


20080911000361280 1/1 \$88.00
Shelby Cnty Judge of Probate, AL
09/11/2008 11:19:02AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Twenty Thousand and 00/100 (\$220,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Kelly Lynn Chappell, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Joyce Carter and Frank Carter, Jr., wife and husband**, (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:

Lot 3-D, according to a Re-subdivision of Lot No. 3 of Yellowleaf Subdivision, as recorded in Map Book 20, page 85, in the Probate Office of Shelby County, Alabama.

Together with:

A perpetual 30 foot wide easement for ingress and egress being more particularly described as follows: Commence at the Southwest corner of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence run East along the South boundary line of said Section 34, for a distance of 902.06 feet; thence turn 90 deg. 00 min. to the left and run 205.40 feet; thence turn 90 deg. 00 min. to the left and run 221.86 feet to the point of beginning of a 30 foot wide easement; thence turn 90 deg. 00 min. to the right and run 307.61 feet; thence turn an angle of 52 deg. 51 min. 28 sec. to the left and run 417.73 feet to the Southeasterly right of way of Shelby Road No. 39 and the point of ending.

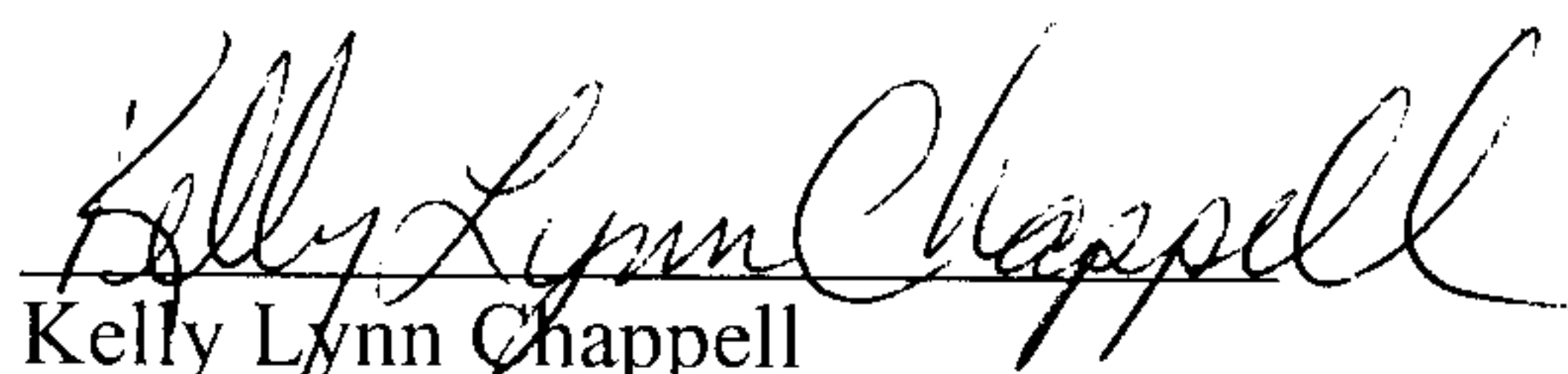
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$143,400.00 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 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 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 her hand and seal this the 10th day of September, 2008.



Kelly Lynn Chappell

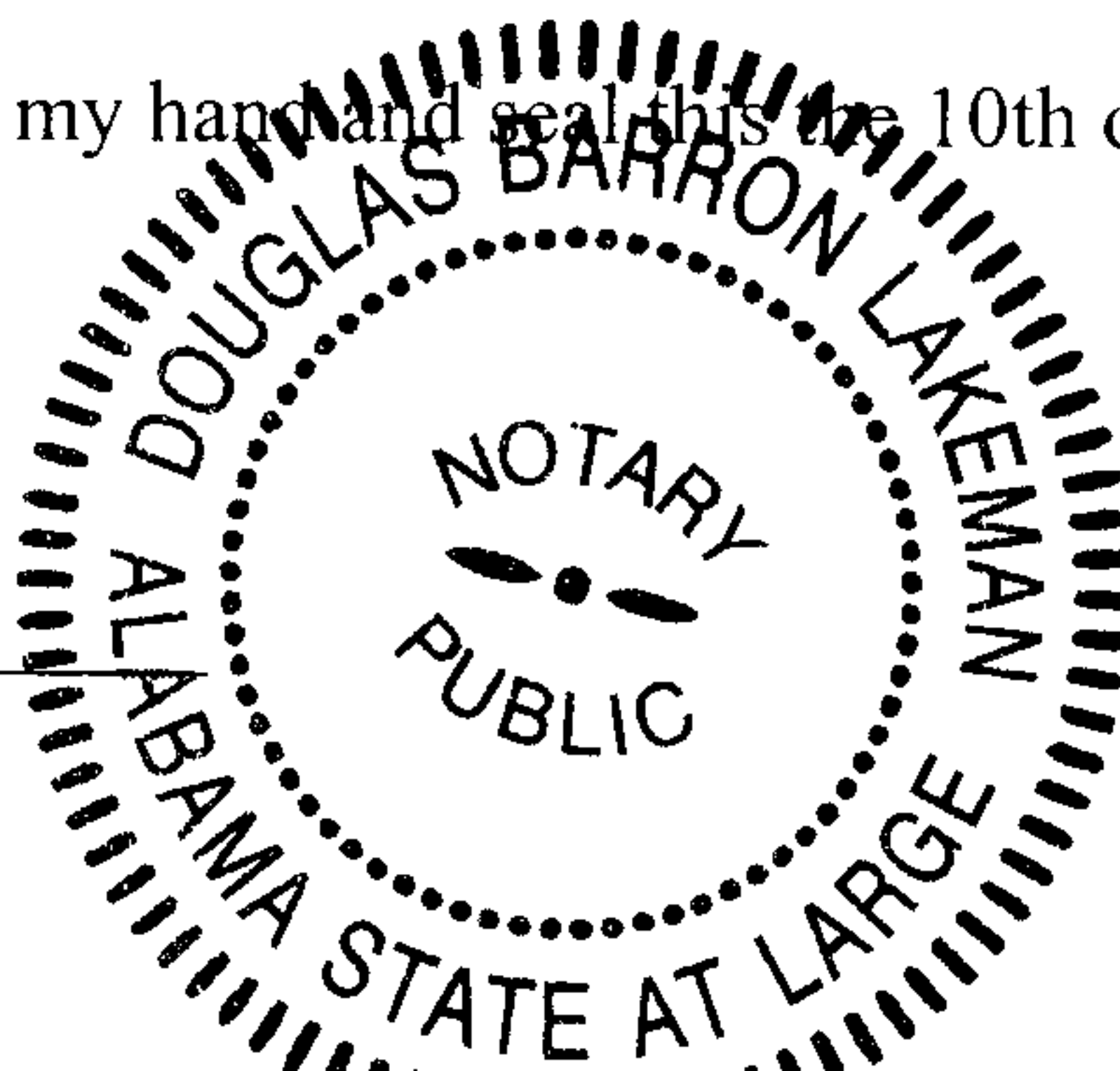
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kelly Lynn Chappell, a single individual 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 signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of September, 2008.


NOTARY PUBLIC
My Commission Expires: 3-3-12



DOUGLAS BARRON LAKEMAN
COMMISSION EXPIRES 3/3/12

Shelby County, AL 09/11/2008
State of Alabama

Deed Tax: \$77.00