

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

GRANTEE ADDRESS:
LARA L. WHEELER
110 EAST STERRETT STREET
COLUMBIANA, AL 35051

JOINT SURVIVORSHIP DEED

20110708000197740 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
07/08/2011 08:46:24 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety-Eight Thousand and 00/100 (\$98,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **WHITNEY L. WELDON** and **BEAU B. MOSLEY**, a married couple (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **LARA L. WHEELER** and **JOHN TAYLOR STEELE**, (hereinafter referred to as GRANTEEES), 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 LEGAL DESCRIPTION EXHIBIT "A"

Whitney L. Weldon and Whitney Weldon Mosley are one in the same person

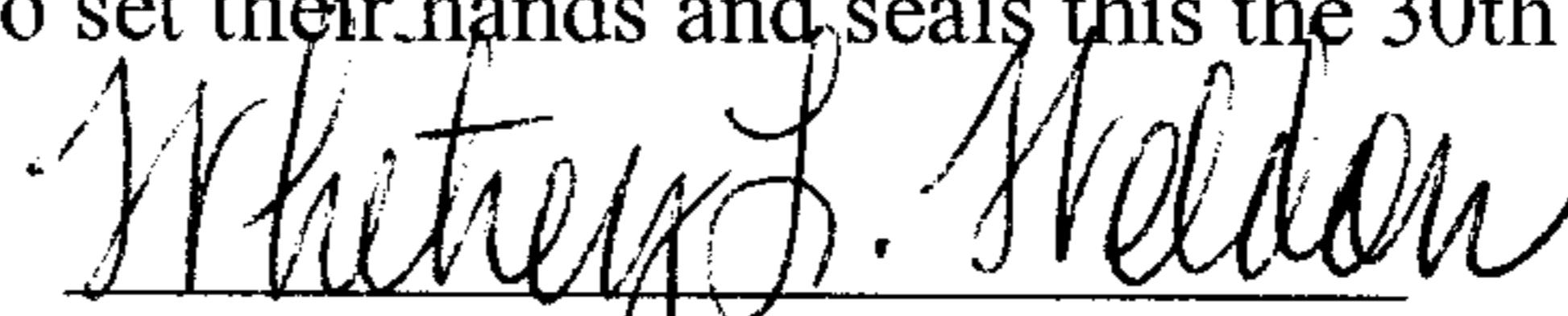
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$95,515.00 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 GRANTEEES, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES 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 GRANTEEES, and GRANTEEES' 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 30th day of June, 2011.


WHITNEY L. WELDON


BEAU B. MOSLEY

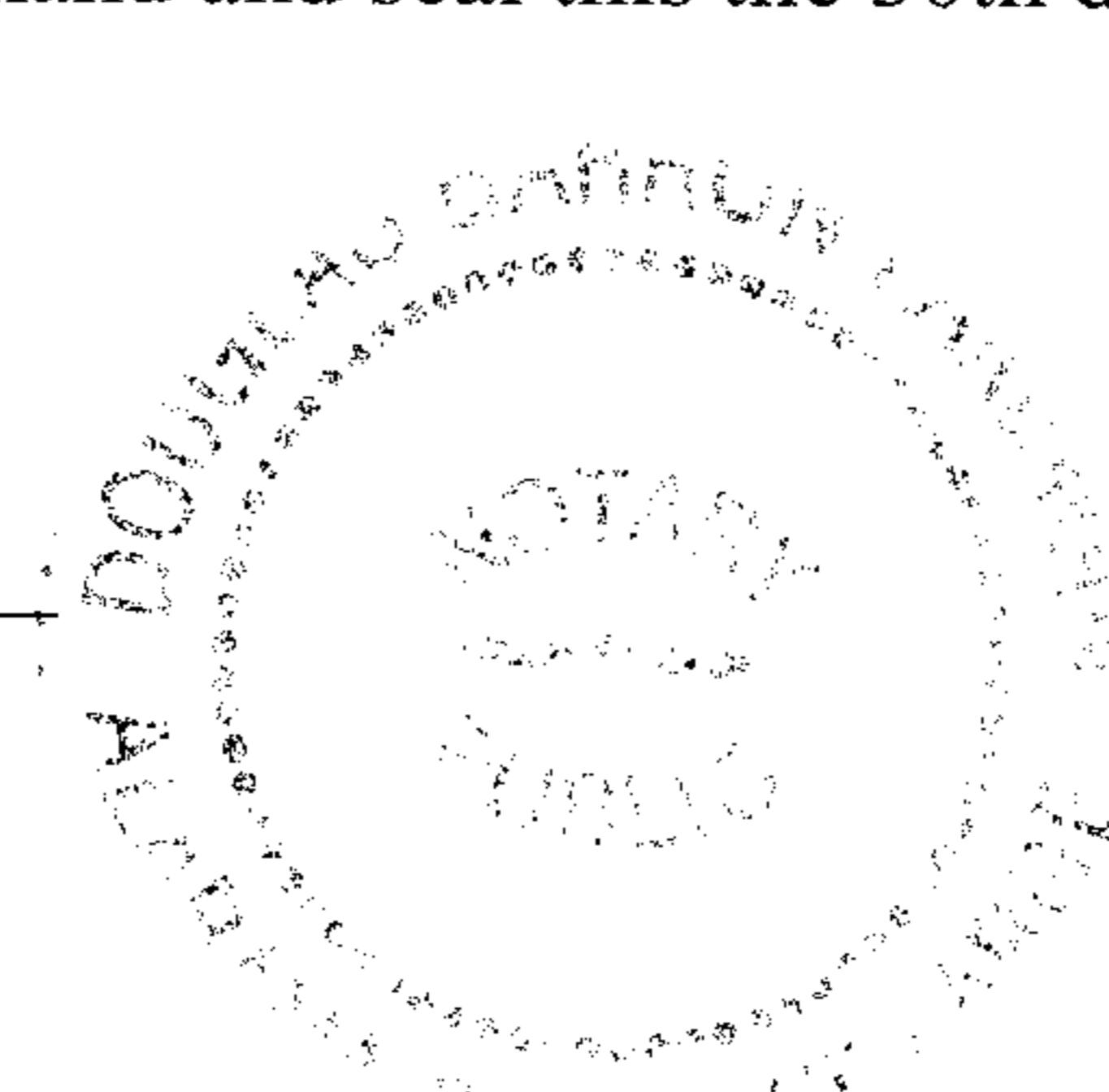
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that WHITNEY L. WELDON and BEAU B. MOSLEY 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of June, 2011.


NOTARY PUBLIC
My Commission Expires: 3.3.12



Shelby County, AL 07/08/2011
State of Alabama
Deed Tax:\$2.50

DOUGLAS BARRON LAKEMAN
COMMISSION EXPIRES



20110708000197740 2/2 \$18.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

A Parcel of land being situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, in Shelby County, Alabama, and being described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West; thence North 00 degrees 24 minutes 12 seconds East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 530.46 feet to the Northerly right of way line of Sterrett Street (30 foot right of way); thence North 87 degrees 17 minutes 42 seconds East and run along said right of way a distance of 140.12 feet; thence North 87 degrees 32 minutes 50 seconds East and along said right of way run a distance of 140.00 feet to the point of beginning, thence continue along the last described course a distance of 104.93 feet; thence North 00 degrees 30 minutes 29 seconds East and leaving said right of way run a distance of 335.00 feet; thence South 87 degrees 32 minutes 50 seconds West and run a distance of 104.93 feet; thence South 00 degrees 30 minutes 29 seconds West and run a distance of 335.00 feet to the point of beginning. Together with and subject to a non-exclusive easement for ingress, egress, and utilities over and across the West 25 feet of above described property. Situated in Shelby County, Alabama.