

403

(Name) Charles K. Powers, II

(Address) 2042 Wild Flower Drive
Birmingham, AL 35244

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza

(Address) Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twelve Thousand Nine Hundred & no/100---- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jesse S. Pevear, III and Sidney W. Smyer, III-both married men
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles K. Powers, II and Betty J. Powers

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 129, according to the Survey of Riverchase West, Fourth
Addition as recorded in Map Book 7, page 156, in the
Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

\$101,000.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE
GRANTORS

TO HAVE AND TO HOLD 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.

And k(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that X(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that X(we) have a good right to sell and convey the same as aforesaid; that X(we) will and my (our) heirs, executors and administrators
shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd
December 83

day of DECEMBER, 1983

WITNESS:

see mtg 440-441
1983 DEC 28 AM 9:34

Deed tax 12.00
Rec 1.50
1.00

Jesse S. Pevear, III (Seal)

Sidney W. Smyer, III (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned William H. Halbrooks, a Notary Public in and for said County, in said State,
hereby certify that Jesse S. Pevear, III and Sidney W. Smyer, III
whose name s 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 conveyance they executed the same voluntarily
on the day the same bears date, 2nd December 83

Given under my hand and official seal this 2nd day of December, A. D., 1983

William H. Halbrooks
Notary Public.

BOOK 351 PAGE 838