

SEND TAX NOTICE TO: THOMAS E. POWELL
Rt. 5, Box 344
Montevallo, AL 35115

1480

This instrument was prepared by

(Name) ROBERT O. DRIGGERS, Attorney

(Address) 1736 Oxmoor Road, Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Three Thousand Two Hundred Forty and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
LARRY E. CAIN and wife, JANE R. CAIN

(herein referred to as grantors) do grant, bargain, sell and convey unto

THOMAS E. POWELL and TARA C. POWELL

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

County, Alabama to-wit:

From the Southwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 1, Township 22 South, Range 3, West, Shelby County, Alabama, run North along the West $\frac{1}{4}$ - $\frac{1}{4}$ line 56.04 feet; thence deflect right 106 deg. 42 min. 20 sec. and run Southeasterly for 29.92 feet to a point on the East right of way line of County Road No. 107 and the beginning point of subject lot; from said point, continue said course 123.42 feet; thence turn left, an angle of 39 deg. 35 min. 32 sec. for 56.64 feet; thence turn left an angle of 66 deg. 35 min. 36 sec. for 222.77 feet; thence turn left an angle of 88 deg. 47 min. 02 sec. for 181.63 feet to a point on said road right of way line; thence turn left an angle 91 deg. 53 min. 21 sec. and run along said right of way line 214.94 feet to the beginning point.

This conveyance is subject to the following:

1. Taxes for the year 1985 and thereafter.
2. Easements, rights of way, restrictions and limitations of record, if any, in the Probate Office of Shelby County, Alabama.

\$60,050.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (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 15th day of October, 19 84

WITNESS JD STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 OCT 29 AM 10:51

See Mtg 000-082

JUDICIAL CLERK

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STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LARRY E. CAIN and wife, JANE R. CAIN 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.

Given under my hand and official seal this 15th day of October A. D., 19 84