

This instrument was prepared by

(Name) Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
(Address) Birmingham, Alabama 35223

SEND TAX NOTICES TO: John C. Powell
2429 Royal Lane
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Five Thousand Four Hundred and no/100-----Dollars

to the undersigned grantor, H. Walker & Associates, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

John C. Powell and Deborah K. Powell

(herein referred to as GRANTEE) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit;

Lot 33, according to the Map and Survey of Royal Oaks, 2nd Sector, as recorded in Map Book 7
page 77 in the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.

Subject to:

Advalorem taxes for the current tax year, 1990.
Easements, restrictions and reservations of record.

\$100,582.00 of the purchase price recited above was paid by a mortgage loan closed
simultaneously herewith.

BOOK 295 PAGE 59

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

90 JUN -8 AM 8:59

JUDGE OF PROBATE

1. Deed Tax	\$ 5.00
2. Imp. Tax	\$ 0.00
3. Recording Fee	\$ 3.00
4. Notary Fee	\$ 3.00
5. Other Fee	\$ 0.00
6. Combined Fee	\$ 1.00
Total	\$ 11.00

TO HAVE AND TO HOLD, To the said GRANTEE for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of June 19 90

ATTEST:

H. Walker & Associates, Inc.

By

Its: President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Harold R. Walker
whose name as President of H. Walker & Associates, Inc.
a corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 7th day of June 1990

Anthony D. Snable
My commission expires: 10-21-91