

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) James R. Powell & Brenda H. Powell
(Address) 1126 6th Street SW
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Nine Thousand Nine Hundred and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, we,

Daniel L. Wash and wife, Diana S. Wash
(herein referred to as grantors), do grant, bargain, sell and convey unto

James R. Powell and wife, Brenda H. Powell

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

Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL
HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY
THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any; (3) Mineral and mining rights, if any.

\$ 44,000.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 17.00

TO HAVE AND TO HOLD, 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 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 said GRANTEEES, 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 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 GRANTEEES, 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 6th
day of February, 19 97.

WITNESS

(Seal)

(Seal)

(Seal)

✓ Daniel L. Wash (Seal)
Daniel L. Wash

(Seal)
Diana S. Wash (Seal)
Diana S. Wash

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Daniel L. Wash and wife, Diana S. Wash, 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 conveyance,
they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of February, A.D., 19 97.

My Commission Expires:

Notary Public

Exhibit "A"

Lot No. 68 as shown on a map entitled "Property Line Map, Silura Hills" prepared by Joseph A. Miller, Registered Surveyor and Civil Engineer #2875 on October 5, 1965, more particularly described as follows:
Begin at the intersection of the north right-of-way of 12th Avenue SW (formerly 3rd Avenue East) and the west right-of-way of 6th Street SW (formerly Fallon Avenue) as shown on the Map of the Dedication of the Streets and Easements, Town of Silura, Alabama; thence northeasterly along said right-of-way of 6th Street SW 123.12 feet to the point of beginning; thence left $90^{\circ}-11'-30''$ in a northwesterly direction 102.44 feet; thence right $42^{\circ}-50'-26''$ in a northwesterly direction 123.43 feet; thence right $135^{\circ}-21'-28''$ in a southeasterly direction 193.34 feet to intersection with said west right-of-way of 6th Street SW; thence right $91^{\circ}-59'-36''$ in a southwesterly direction along said west right-of-way of 6th Street SW 90.00 feet to the point of beginning.

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