

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:
Shane + Hilary Powell
5124 Hollow Log Lane
Birmingham, AL 35244

20170619000216370 06/19/2017 12:43:31 PM DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That, in consideration of \$244,000.00, the amount of which can be verified in the sales contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Gavin Stockli, a married man*(the "Grantor", whether one or more), whose mailing address is 179 BENT TREE ACRES BYHAM AL 35242, do hereby grant, bargain, sell, and convey unto Shane Powell and Hilary Powell (the "Grantees"), whose mailing address is 5124 Hollow Log Lane, Birmingham, AL 35244, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 5124 Hollow Log Lane, Birmingham, AL 35244; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

*Said property does not constitute the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

Note: \$195,200.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

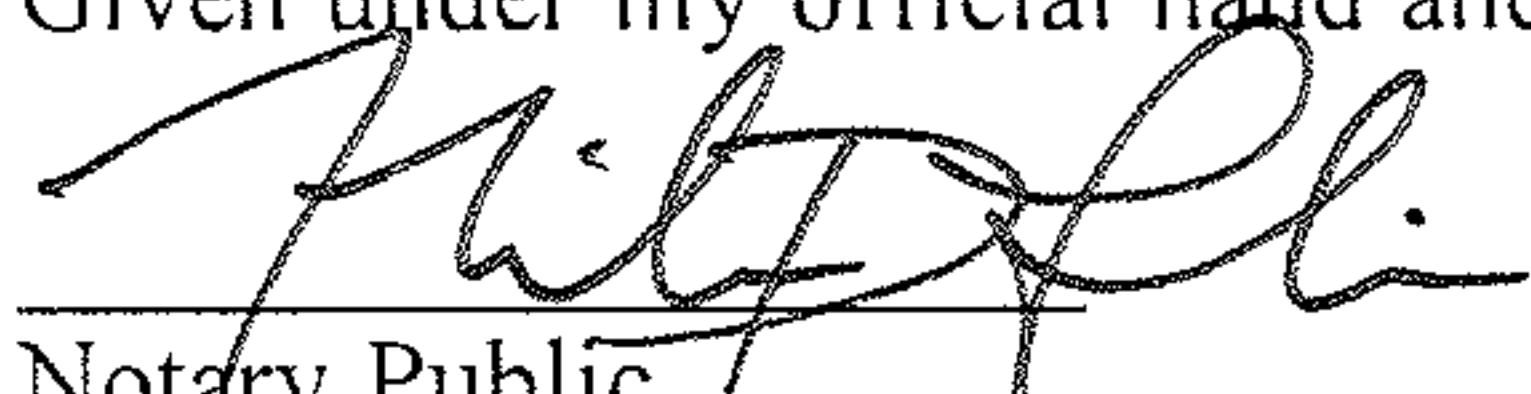
IN WITNESS WHEREOF, Gavin Stockli a married man has/have hereunto set his/her/their hand(s) and seal(s) this 15th day of June, 2017.


Gavin Stockli

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Gavin Stockli, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 15th day of June, 2017.


Notary Public
Commission Expires: 12-29-2019

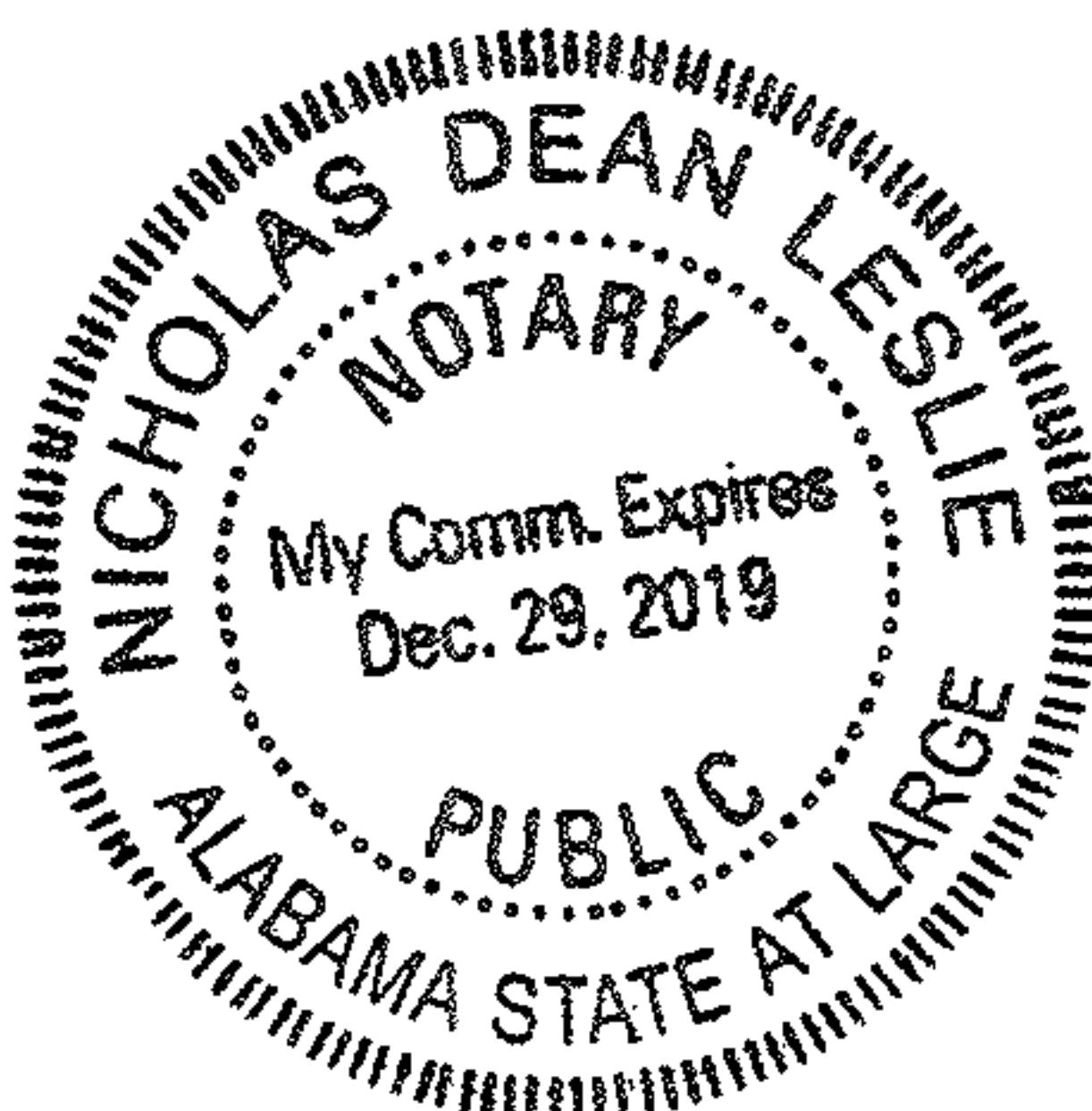
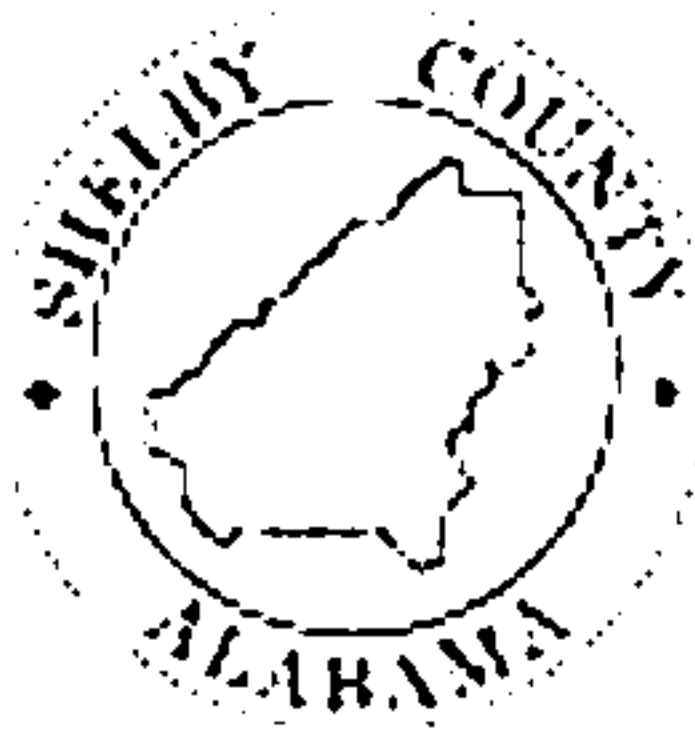


EXHIBIT "A"
Legal Description

Lot 7, according to the survey of Homestead, First Sector, as recorded in Map Book 6, Page 9, in the Probate Office of Shelby County, Alabama.

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/19/2017 12:43:31 PM
\$67.00 CHERRY
20170619000216370

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the typed name of the County Clerk.