Prepared by W. B. Fernambucq

2014 Sixth Avenue, North

Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

3164

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Two Thousand Four Hundred and No/100(\$2,400.00) DOLLARS and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Billie A. Shelton, a single woman, and James O. Shelton and wife, Patricia A. Shelton.

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

James P. Powell and Everee C. Powell,

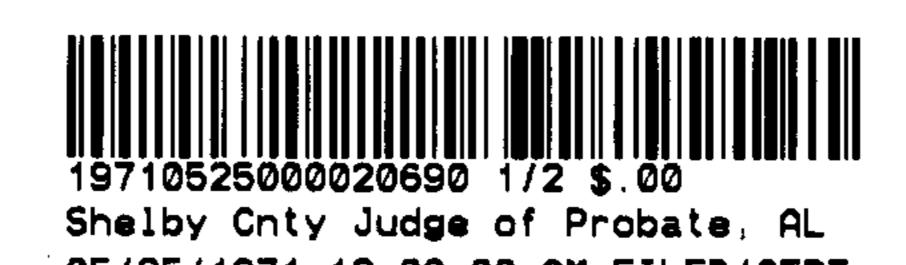
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot A, according to Pate's Subdivision of Lots 1 and 2, in Block 1, of Nickerson's Survey on Helena Road, according to Map recorded in Map Book 4, page 34, in the Probate Office of Shelby County, Alabama.

Purchasers assume and agree to pay that certain mortgage to the Birmingham Federal Savings & Loan Association, recorded in Volume 286, page 618, in the Office of the Judge of Probate of Shelby County, Alabama.



TO HAVE AND TO HOLD, to the said GRANTEES 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 contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant premises; that they are free from all encumbrances:

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 W	ITNESS WHEREOF, we	have hereunto set Our		hand and seal		1.1
day of	April	,1971.			, this	/4

WITNESS:	
	Dilli a. Shitton
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05/25/1971 12:00:00 AM FILED/CERT

Notary Public