

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue

554

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 Sixty-Nine Thousand and no/100-----Dollars

to the undersigned grantor, H. Walker & Associates, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
Eugene Powell and wife, Sheila 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 1, according to the map and survey of Countryside, as
recorded in Map Book 7, Page 19, in the Probate Office of
Shelby County, Alabama. Situated in Shelby County, Alabama.
Mineral and mining rights excepted.

- Subject to:
1. Current taxes.
 2. Title to all minerals within and underlying the premises, together
with all mining rights and other rights, privileges and immunities relating
thereto, as recorded in Volume 107, Page 412, in the Probate Office of
Jefferson County, Alabama.
 3. Right of Way to Alabama Power Company as recorded in Volume 109, Page 507,
in the said Probate Office.
 4. Easement to Alabama Power Company and South Central Bell as recorded in
Volume 309, Page 653, in the said Probate Office.
 5. Easements and building setback line as shown by recorded plat.

\$55,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
11/14/1978 12:00:00AM FILED/CERT

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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Harold R. Walker
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of November 19 78

ATTEST: H. WALKER & ASSOCIATES, INC.
By *Harold R. Walker* 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 9th day of November 19 78

William H. Halbrooks
Notary Public