

(Name).....SUITE 107, COLONIAL CENTER.....
1009 MONTGOMERY HWY. SO.
(Address).....VESTAVIA HILLS, AL 35216.....

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON } COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty Six Thousand Eight Hundred Fifty Two and 41/100- DOLLARS (\$56,852.41)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John Thomson Wyatt and wife, Cheryl F. Wyatt

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

Frank O. Powell and wife, Elizabeth B. 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 17, in Block 2, according to Map of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to easements and restriction of record and current year taxes.

NOTE: \$12,320.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
02/28/1980 00:00:00 FILED/CERTIFIED

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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 with the said GRANTEES, 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 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 WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this February day of February, 1980

WITNESSES
Cindy Ekberg (Seal)
STATE OF ALA SHELBY CO.
JUDGE OF PROBATE (Seal)
1980 FEB 28 AM 8:51 (Seal)

John Thomson Wyatt (Seal)
Cheryl F. Wyatt (Seal)
Cheryl F. Wyatt (Seal)

Deed 45700 (Seal)
Rec. 1.50
Ind. 1.00
17.50
General Acknowledgment
See mtg 401-39

STATE OF ALABAMA }
Madison COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Thomson Wyatt and wife, Cheryl F. Wyatt whose name 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 22 day of February A. D., 1980

My Commission Expires Notary Public.