

This instrument was prepared by

111

19811204000129090 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/04/1981 00:00:00 FILED/CERTIFIED

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty three thousand and no/100 (\$33,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mary Martha Evans Sellers and husband, James E. Sellers
(herein referred to as grantors) do grant, bargain, sell and convey unto

Stephen E. Powell and Glenda J. Cannon
(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:

Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, Shelby
County, Alabama, being more particularly described as follows:

From the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, run in a Westerly direction along the
South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 117.00 feet to the point of beginning;
thence continue along last mentioned course for a distance of 93.00 feet; thence turn an
angle to the right of 87 degrees 15 minutes and run in a Northerly direction for a distance
of 210.00 feet; thence turn an angle to the right of 92 degrees 45 minutes and run in an
Easterly direction for a distance of 117.00 feet; thence turn an angle to the right of 93
degrees 48 minutes and run in a Southwesterly direction for a distance of 210.22 feet to
the point of beginning.

Subject to taxes for 1982.

\$ 31,350.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

Mary Martha Evans Sellers is one and the same person as Mary Martha Evans, grantee of that
deed recorded in Deed Book 321, page 719 and filed for record August 30, 1979, in the
Probate Office 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 ~~X~~(we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~(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 2nd
day of December, 1981

WITNESS:

Deed Tax 2.00
Rec 1.50
Jud 1.00
H.S.D. 113 H17-
1981 DEC -4 AM 8:39
JUDGE OF PROBATE (Seal)

Mary Martha Evans Sellers
MARY MARTHA EVANS SELLERS (Seal)
James E. Sellers
JAMES E. SELLERS (Seal)
(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Mary Martha Evans Sellers and husband, James E. Sellers
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 2nd day of December, 1981

Larry L. Halcomb