

This instrument was prepared by

758

(Name) John F. DeBuys, Jr., Attorney

(Address) 2100 - 16th Avenue, South, Birmingham, Alabama 35205

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND AND NO/100 DOLLARS----- (\$85,000.00)

to the undersigned grantor, Roy Martin Construction, 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

Robert J. Powell, Jr. and wife, Rita D. 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 the County of Shelby, State of Alabama, to-wit:

Lot 5, Block 1, according to the Survey of Sunny Meadows, Phase

2, as recorded in Map Book 8, Pages 19 A & B, in the Office of

the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Building setback line of 35 feet reserved from Meadow Gardens Lane as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5 feet on East and 20 feet on South.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 36, Page 881, in said Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 139, Page 128, Deed Book 134, Page 514, and Deed Book 173, Page 192, in said Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Deed Book 326, Page 126, and Misc. Book 37, Page 22 and covenants pertaining thereto recorded in Misc. Book 37, Page 21 in said Probate Office.

\$67,550.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 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 encumbrances.

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, Roy Martin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of June 19 82.

ATTEST:

See 777 421 - 406

STATE OF ALABAMA, SHELBY COUNTY
I CERTIFY THIS

Deed 6/17/82 ROY MARTIN CONSTRUCTION, INC.

Rec. 150

By Roy Martin

President

STATE OF ALABAMA JUN 23 AM 9:08
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that Roy Martin
whose name as President of Roy Martin Construction, 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 18th day of June 19 82.

Notary Public