

SEND TAX NOTICE TO:

(Name) James R. Powell  
Rt. 2, Box 711  
(Address) Calera, AL 35040

This instrument was prepared by

(Name) Dale Corley, Attorney  
2100 16th Avenue South  
(Address) Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand Forty Three and no/100 (\$18,043.00) DOLLARS  
and the assumption of the hereinafter described mortgage,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William Richard Couch and wife, Doranda C. Couch

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

James R. Powell and wife, Brenda H. Powell

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 47, according to the survey of Southern Hills, as recorded  
in Map Book 7, Page 72, in the Probate Office of Shelby County,  
Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,  
if any, of record.

And as part of the consideration, the herein grantees expressly assume and promise to  
pay that certain mortgage to Real Estate Financing, Inc. recorded in Mortgage Book 408,  
Page 853; said mortgage was assigned to Central Bank of Birmingham as recorded in Misc.  
Book 39, Page 67 in said Probate Office.

\$12,138.00 of the above recited purchase price was paid from a second mortgage loan  
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being  
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of  
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and  
if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 5th

day of January, 1984

WITNESS:

Deed Tax 6.00 (Seal)  
Rec 1.50 (Seal)  
Ind 1.00 (Seal)  
8.50 (Seal)  
1984 JAN -9 AM 9:14 (Seal)  
44-1-707 (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned

, a Notary Public in and for said County, in said State,  
hereby certify that William Richard Couch and wife, Doranda C. Couch  
whose name s are they 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 5th day of January, A. D., 19 84

Notary Public