

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 GRANTEEES 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 GRANTEEES) 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.

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

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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.

BOOK

\$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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 1984 JAN 9 AM 9:14 (Seal)
Rec 1.50 see Mtg 441-107 (Seal)
Int 1.00 (Seal)
8.50 (Seal)

STATE OF ALABAMA, Shelby Co.
Jefferson COUNTY }

I, the undersigned

hereby certify that William Richard Couch and wife, Doranda C. Couch whose name S are signed to the foregoing conveyance, and who they are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, 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. 1984

Notary Public