

SEND TAX NOTICE TO:

(Name) Thomas L. Powers
Linda D. Powers
 (Address) 5450 Dover Cliff
Birmingham, AL 35243

This instrument was prepared by

1122

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
 (Address) Birmingham, AL 35209

Form 1-17 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Twenty Six Four Hundred Fifty and no/100-----
 DOLLARS

to the undersigned grantor, Total Concept, 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

Thomas L. Powers and Linda D. Powers

(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 25, according to the Map and Survey of Meadow Brook,
 12th Sector as recorded in Map Book 9, page 27, in the
 Probate Office of Shelby County, Alabama.
 Mineral and mining rights excepted.

Subject to taxes, easements and restrictions of record.

\$101,150.00 of the purchase price recited above was paid
 from a 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 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, unless otherwise noted above, 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,
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of August 1985

ATTEST:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT IS

Secretary

1985 AUG 21 AM 8 49

STATE OF ALABAMA
 COUNTY OF JEFFERSON

Total Concept, Inc.

By

Clara V. Clark President

Send TAX 25.50
 Rec 2.50
 Ind 1.00
 29.00

I, the undersigned
 State, hereby certify that Clara V. Clark
 whose name as President of
Total Concept, 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 8th day of August 1985

William H. Halbrooks
 Notary Public

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