

This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

1336

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY SIX THOUSAND NINE HUNDRED & 00/100----  
(\$86,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, we, Larry Kent, a unmarried  
man (herein referred to as grantors), do grant, bargain, sell and convey unto  
Joseph L. Powell and wife, Marion 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 and  
right of reversion, the following described real estate, situated in Shelby  
County, Alabama, to-wit:

Lot 7, according to the survey of Cherokee Crest, as recorded in Map 9 page  
152, in the Probate Office of Shelby County, Alabama; being situated in Shelby  
County, Alabama. Mineral and mining rights excepted.

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

\$61,900.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 1560 Sequoia Trail, Helena, Alabama 35080

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and  
administrators, covenant with 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 stated 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, I have hereunto set my hand and seal, this 14th day of  
November, 1986.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 NOV 19 AM 8:53

Thomas D. Anderson, Jr.  
JUDGE OF PROBATE

Larry Kent (SEAL)  
Larry Kent

Doc. Tax \$ 25.00

Stg. Tax

Recording Fee 2.50

Indexing Fee 1.00

TOTAL 28.50

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State,  
hereby certify that Larry Kent, a unmarried man whose name 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 executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of November A.D., 1986

Notary Public

My Commission Expires April 9, 1987