

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 No. 19th St. B'ham, AL. 35234

Send Tax Notice To: Scott A. Powell
name & Jeanine P. Powell
2901 Overhill Rd
address Birmingham
35227

928

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ---One Hundred Seventy Thousand and no/100 (\$170,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
C. D. Brisendine and wife, Melissa F. Brisendine

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

Scott A. Powell and Jeanine P. 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 3, according to the Survey of Deerwood Lake as recorded
in Map Book 6, page 30 in the Probate Office of Shelby County,
Alabama.

Subject to ad valorem taxes for the current tax year.

Also subject to easements, restrictions and encumbrances of record.

\$136,000.00 of the purchase price recited above was paid from
mortgage loan closed simultaneously herewith.

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1. Deed Tax \$ 34.00
2. Mtg. Tax 0.00
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 37.50

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

88 MAR 11 AM 10:28

Thomas A. Swearingen, Jr.
JUDGE OF PROBATE

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 8th
day of March, 19 88.

WITNESS:

(Seal)

(Seal)

(Seal)

C. D. Brisendine (Seal)
C. D. Brisendine

Melissa F. Brisendine (Seal)
Melissa F. Brisendine

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that C. D. Brisendine and wife, Melissa F. Brisendine
whose name s are 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 8th day of March, A. D., 19 88

Notary Public.