

This instrument was prepared by

(Name) Richard W. Bell

(Address) P.O. Box 427
Pelham, AL 35124



Form furnished by:

Canaba Title, Inc.

Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124
Telephone 988-5600



AGENT FOR

ST. PAUL TITLE

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

1824
KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One and no/100 (\$1.00) - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Terry A. Powell, A Married Man,

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

Terry A. Powell and Wife, Deborah Guthrie 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 right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southwest corner of the N.E. 1/4 of the S.W. 1/4, Section 6, T.S. 22 South, Range 2 West, Shelby County, Alabama and run thence North along the West line of said 1/4-1/4 a distance of 211.40' to a point on the Northwest right of way line of Shelby County Highway No. 22. Thence turn an angle of 54°36'-57" to the Right and run Northeasterly along said highway right of way line a distance of 95.88' to the point of beginning of the property being described. Thence continue along last described course a distance of 130.86' to a steel pin corner. Thence turn an angle of 90°00'-00" to the left and run Northwesterly a distance of 332.88' to a steel pin corner. Thence turn an angle of 90°00'-00" to Left and run Southwesterly a distance of 130.86' to a steel pin corner. Thence turn an angle of 90°00'-00" to the left and run Southeasterly a distance of 332.88' to the point of beginning, containing 1.0 acre and subject to all agreements and/or easements of probated record.

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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 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, I have hereunto set My hand(s) and seal(s), this 28th day of December, 19 88.

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

Doc. Tax \$.50 88 DEC 29 PM 1:02 (Seal)

Not. Tax _____ (Seal)

Recorder's Fee 2.50 JUDGE OF PROBATE (Seal)

Indexing Fee 1.00 (Seal)

_____ 4.00

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, Kelly Shaw Cooper, a Notary Public in and for said County, in said State, hereby certify that Terry A. Powell 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 28th day of December, A. D., 19 88

Kelly Shaw Cooper 8/23/92
Notary Public.