

PREPARED BY

1643

SHEILA BEANE P.O. Box 36039 D'HANNA, ALA. 35236

State of Alabama

Jefferson

County

Know All Men By These Presents,

That in consideration of One Dollar and other good and valuable consideration DOLLARS

to the undersigned grantor Terry A. Powell and wife, Deborah Guthrie Powell

in hand paid by Terry A. Powell and wife, Deborah Guthrie Powell

the receipt whereof is acknowledged we the said Terry A. Powell and wife, Deborah Guthrie Powell

do grant, bargain, sell and convey unto the said Terry A. Powell and wife, Deborah Guthrie Powell

as joint tenants, with right of survivorship, 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, Township 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 feet to a point on the Northwest right of way line of Shelby County Highway No. 22. Thence turn an angle of 54 Degrees 36 minutes 57 seconds to the Right and run Northeasterly along said highway right of way line a distance of 95.88 feet to the point of beginning of the property being described. Thence continue along last described course a distance of 130.86 feet to a steel pin corner. Thence turn an angle of 90 Degrees 00 minutes 00 seconds to the left and run Northwesterly a distance of 332.88 feet to a steel pin corner. Thence turn an angle of 90 Degrees 00 minutes 00 seconds to Left and run Southwesterly a distance of 130.86 feet to a steel pin corner. Thence turn an angle of 90 Degrees 00 minutes 00 seconds to the left and run Southeasterly a distance of 332.88 feet to the point of beginning, containing 1.0 acre and subject to all agreements and/or easements of probated record.

Deed to be filed to correct that certain deed in Volume 219, Page 958. Terry A. Powell and wife, Deborah Guthrie Powell

Grantee's Address: Rt 22 Box 375
Montevallo, AL 35115

TO HAVE AND TO HOLD Unto the said Terry A. Powell and wife, Deborah Guthrie Powell

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 and seal,

this 20th day of January, 1989.

WITNESSES:

Joyce Weeks

Jeffrey Jackson

Proposed

Terry A. Powell (Seal.)

Deborah Guthrie Powell (Seal.)

(Seal.)

(Seal.)

107 314 353 900

FORM 207-A

NOT 3004 333

MOB

TO

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

State of Alabama

Jefferson COUNTY

I, Daryl Varden, hereby certify that Terry A. Powell & Deborah Catharine Powell, a Notary Public in and for said County, in said State, whose name is 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 20th day of January 19 89 Daryl C. Varden As Notary Public

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BOOK 223

State of

COUNTY

I, do hereby certify that on the day of the within named to be the wife of the within named separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 19 As Notary Public

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED Corrected 89 JAN 24 PM 4:22 Thomas A. Shumaker, Jr. JUDGE OF PROBATE

1. Deed Tax \$ Corrected
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00