

This form furnished by:

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This instrument was prepared by:
(Name) MASON & FITZPATRICK, P.C.
(Address) 100 CONCOURSE PARKWAY, SUITE 350
BIRMINGHAM, ALABAMA 35244

Send Tax Notice to:
(Name) Mr. Glenn Allen Powell
(Address) 6221 Victoria Drive
Hoover, Alabama 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWO THOUSAND AND NO/100ths (\$102,000.00) - - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ernest E. Wilkinson, Jr. and wife, Monta S. Wilkinson
(herein referred to as grantors) do grant, bargain, sell and convey unto

Glenn Allen Powell and wife, Lynne Ramsey 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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 46, according to the Map and Survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$ 100,582.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 341 PAGE 284

1.50

2.50

3.00

1.00

8.00

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 for such survivor forever.

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 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 29th day of April, 19 91

WITNESS

91 MAY -3 AM 10:08 (Seal)

(Seal)

(Seal)

Ernest E. Wilkinson, Jr. (Seal)

Monta S. Wilkinson (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ernest E. Wilkinson, Jr. and wife, Monta S. Wilkinson whose names 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 29th day of April A.D., 19 91

Apr 13, 1994

Julie Brown