

SEND TAX NOTICE TO:

(Name) John Chilton Powell, Jr. & Kathleen B. Powell
 (Address) 3068 Whispering Pine Cir. Birmingham, Ala. 35226

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and the exchange of deeds DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Benny Stanley, a married man

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

John Chilton Powell, Jr. and wife, Kathleen B. 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:

Parcel B

Commence at the most Southerly corner of the Stanley tract as recorded in Book 285, page 361, in the Office of the Probate Judge of Shelby County, Alabama; thence run Northeasterly along the West line of said Stanley Tract for 483.26 feet to the point of beginning of the property described herein; thence continue Northeasterly along the last described course for 119.65 feet; thence 84 deg. 07' 22" right and run Southeasterly for 7.98 feet; thence 92 deg. 03' 20" right and run Southwesterly for 119.10 feet to the point of beginning.

According to survey of Jerry C. Couch, LS #14719, dated May 20, 1992.

The above property constitutes no part of the homestead of grantor or his spouse.

Inst # 1992-23305

10/13/1992-23305
 12:27 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DOL MCD 7.00

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, I have hereunto set my hand(s) and seal(s), this _____ day of _____, 19 92

WITNESS:

 (Seal) Benny Stanley (Seal)
 (Benny Stanley)
 _____ (Seal)
 _____ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benny Stanley 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 7th day of August A.D., 19 92

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: DEC. 31, 1993.
 BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Linda L. DeBell
 Notary Public.