



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-nine Thousand Nine Hundred and No/100----- DOLLARS

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

RODERICK E. MARTINETTE and wife, JEANETTE MARTINETTE

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

JAMES C. POWELL & TERESA A. 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 7, according to the Survey of Port South, Third Sector, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$ 88482.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-10917

04/04/1994-10917
02:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 30th

day of March, 19 94

WITNESS:

(Seal) Roderick E. Martinette (Seal)
(Seal) Jeanette Martinette (Seal)

STATE OF ~~MISSISSIPPI~~ MISSOURI
JACKSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RODERICK E. MARTINETTE and wife, JEANETTE MARTINETTE 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 30th day of March, A.D., 19 94

MY COMMISSION EXPIRES: 10-22-94

Malinda L. Richardson
Notary Public

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