

Important: Read Instructions on Back Before Filling out Form.

Inst # 1996-28764
09/03/1996-28764
09:38 AM CERTIFIED
SNEYD COUNTY JUDGE OF PROBATE
002 NCD 26.00

This form furnished by: Canaba Title, Inc.

Enterprise Office
(205) 833-1571
FAX (205) 833-1577

Riverchase Office
(205) 988-5400
FAX (205) 988-5905

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Sent Tax Notice to:

(Name) RONALD C. POWELL & DEBORAH L. POWELL
(Address) 400 Meadowlark Place
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Six Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we, MICHAEL C. MATHEWS and wife, KIMBERLY MATHEWS (herein referred to as grantors), do grant, bargain, sell and convey unto

RONALD C. POWELL and wife, DEBORAH L. 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 16, Block 1, according to the Survey of William C. Lee, as recorded in Map Book 7, Page 101, in the Probate Office of the County, Alabama.

SUBJECT TO: (1) Taxes for the year 1995 and each year thereafter; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 68,800.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-17876

07/07/1996-17876
03:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 is hereby expressly severed or terminated during the joint lives of the grantors herein) in the event one grantor hereinafter survives the other, the entire interest in fee simple shall pass to the surviving grantor, and, if one does not survive the other, then the heirs and assigns of the grantor who shall survive shall take as tenants in common.

And I (we) do, for myself (us) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I (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 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 28th day of June, 1995.

WITNESS
(Seal)
(Seal)
(Seal)

Michael C. Mathews (Seal)
MICHAEL C. MATHEWS (Seal)
Kimberly Mathews (Seal)
KIMBERLY MATHEWS

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MICHAEL C. MATHEWS and wife, KIMBERLY MATHEWS, 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 28th day of July, 1995.

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: MAR. 15, 1997
FOR THE STATE OF ALABAMA

Notary Public

Inst # 1996-28764

09/03/1996-28764
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE