

SEND TAX NOTICE TO:

Mr. & Mrs. Charles W. Powell
1726 Mt. Laurel Lane
Birmingham, AL 35244

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND FIFTY-SEVEN THOUSAND, FIVE HUNDRED AND NO/100.....(\$157,500.00)** Dollars, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **ROBY L. BEDFORD and JANE D. BEDFORD, Husband and Wife (herein referred to as grantors)**, do grant, bargain, sell and convey unto **CHARLES W. POWELL and LAGENA R. 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 61, according to the Survey of Davenport's Addition to Riverchase West Sector 3, as recorded in Map Book 8, Page 53 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Property taxes for 1997 and subsequent years, not yet due and payable.
2. Easement(s) as shown on recorded map.
3. Restrictions appearing of record in Misc. Book 41, Page 257; Misc. Book 14, Page 536; Misc. Book 17, Page 550 and Misc. Book 34, Page 549.
4. Party Wall Agreement recorded in Misc. Book 42, Page 162.

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 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.

Inst # 1997-13456

05/01/1997-13456
11:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 168.50

Inst # 1997-13456

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, unless otherwise noted above; 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 hands and seals, this 30th day of April, 1997.

 (Seal)
ROBY L. BEDFORD

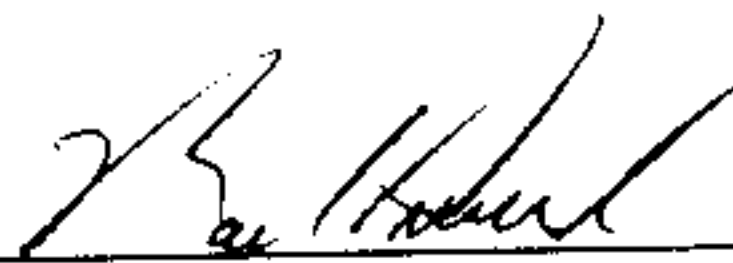
 (Seal)
JANE D. BEDFORD

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBY L. BEDFORD and JANE D. BEDFORD, Husband and Wife, 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 30th day of April, 1997.


Notary Public

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