

SEND TAX NOTICE TO:

This instrument prepared by:
Patrick F. Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

(Name) Lowry Spencer Powell
(Address) 3021 O'Conner Court
Helena, Alabama 35080

Warranty Deed
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ NINETY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$95,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,
Russell Steven Anthony and wife Rhonda W. Anthony

(herein referred to as grantors) do grant, bargain, sell and convey unto Lowry Spencer Powell and Shayla Pandley 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 87, according to the Survey of Braselton Village Phase I, as recorded in
Map Book 11, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Inst # 1997-24177

08/01/1997-24177
10:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.00

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, we/I have set our/my hand(s) and seal(s), this 18th day of July, 1997.
Signed, sealed and delivered in the presence of:

_____(Seal)
_____(Seal)
_____(Seal)

Russell Steven Anthony (Seal)
Rhonda W. Anthony (Seal)
_____(Seal)

STATE OF ALABAMA
Jefferson COUNTY

I, Melissa Kessler Smith, a Notary Public in and for said County, in said State, hereby certify that
Russell Steven Anthony and Rhonda W. Anthony
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 18th day of July A.D., 1997

Melissa Kessler Smith
Melissa Kessler Smith Notary Public

Stewart Title

Inst # 1997-24177