

SEND TAX NOTICE TO:

Mr. & Mrs. William C. Powers  
225 Brentwood Drive  
Alabaster, AL 35007

Prepared by:

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

Inst # 1997-32136

10/03/1997-32136  
10:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SMA 17.90

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 TWENTY-NINE THOUSAND AND NO/100...(\$129,000.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, **JIMMY A. CONTORUPIS and MARY F. CONTORUPIS, Husband and Wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **WILLIAM C. POWERS and TRACY M. POWERS** (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 113, according to the Survey of Weatherly, Brentwood Sector 15-Phase Two, as recorded in Map Book 20, Page 8, in the Probate Office of Shelby County, Alabama.**

Subject to:

1. Property taxes for 1998 and subsequent years, not yet due and payable.
2. Easements, Building Restriction Lines, Notes, and Restrictions, & Rights-of-Way of record.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded under Instrument Number 1995-36098.

**\$122,550.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.**

**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.

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 1st day of October, 1997.

 (Seal)  
JIMMY A. CONTORUPIS  
 (Seal)  
MARY F. CONTORUPIS

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JIMMY A. CONTORUPIS and MARY F. CONTORUPIS, 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 1st day of October, 1997.

  
Notary Public

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002 SNA 17.50