

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

THOMAS L. FOSTER, ATTORNEY
1201 NORTH 18TH STREET
BIRMINGHAM, AL 35234

John M Powers
60 Claven Lee St.
St Elizabeth, AL 36147

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of --Sixty Five Thousand and 00/100---(\$65,000.00) DOLLARS
to the undersigned GRANTEE (whether one or more), in hand paid by the GRANTOR herein, the receipt whereof is acknowledged, I or we,
Richard C. Wills and Joan Wills Bruce Armstrong, as the Personal Representatives
of the Estate of Dorothy L. Wills, deceased, Probate Case #39-116
(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

John R. Powers

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY
County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way,
limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 63,050.00 of the consideration recited above was paid from a mortgage loan
executed simultaneously herewith.

Inst # 2000-07815

03/10/2000-07815
02:36 PM CERTIFIED
SHELBY COUNTY JUDGE IF PROBATE
ME CJ 12.06

TO HAVE AND TO HOLD to the grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors,
and administrators covenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; they that
are free from all encumbrances, unless otherwise noted above; that I (we) have a good right title 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 GRANTEE, their heirs and assigns forever, against the lawful
claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of March, 2000.

THE ESTATE OF DOROTHY L. WILLS, DECEASED, PROBATE CASE #39-116

By: Richard C. Wills P.R. (Seal)
Richard C. Wills, Personal Representative

By: Joan Wills Bruce Armstrong P.R. (Seal)
Joan Wills Bruce Armstrong, Personal Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard C. Wills and Joan Wills Bruce
Armstrong, as Personal Representatives of the Estate of * whose name 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. *Dorothy L. Wills, deceased, Probate Case #39-116

Given under my hand and official seal this 7th day of March, 2000.

NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1: A part of the SW 1/4 of the NW 1/4 of Section 14, Township 18 South, Range 1 East, and being more particularly described as follows: Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 14, for a point of beginning; thence run Northerly and along the West line for 616.92 feet; thence turn 91 degrees 02 minutes 05 seconds to the right and run Easterly for 91.20 feet; thence turn 75 degrees 55 minutes 16 seconds to the right and run Southwesterly for 57.22 feet; thence turn 89 degrees 42 minutes 03 seconds to the left and run Southeasterly for 188.81 feet; thence turn 89 degrees 54 minutes 45 seconds to the left and run Northeasterly for 751.82 feet to a point on the Southerly right-of-way of Shelby County Highway No. 45; thence turn 78 degrees 24 minutes 57 seconds to the right and run Southeasterly along said right-of-way for 39.90 feet; thence turn 78 degrees 29 minutes 20 seconds to the right and run Southwesterly for 812.05 feet; thence turn 102 degrees 58 minutes 10 seconds to the left and run Easterly for 210.0 feet; thence turn 89 degrees 35 minutes 34 seconds to the right and run Southerly for 420.74 feet to a point on the South line of said SW 1/4 of the NW 1/4 of Section 14, Township 18 South, Range 1 East; thence turn 87 degrees 19 minutes 21 seconds to the right and run Westerly along said South line for 470.47 feet to the point of beginning.

Inst # 2000-07815

03/10/2000-07815
02:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 13.00