

THIS INSTRUMENT PREPARED BY:

FRANK L. NELSON
200 Cahaba Park Circle, #114
Birmingham, AL 35242

SEND TAX NOTICE TO:

JOHN DENOON POWELL
108 Canter Way
Alabaster, AL 35007

WARRANTY DEED

State of Alabama

County of SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of --TEN AND NO/100'S DOLLARS (\$ 10.00) to the undersigned GRANTOR(S) (whether one or more), in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, I or we, JOHN DENOON POWELL AND WIFE, JOYCE M. PUNCH-POWELL, hereinafter referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto JOHN DENOON POWELL AND THE JOYCE M. PUNCH LIVING TRUST (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Unit 30, in the Saddle Lake Farms Condominium, a Condominium, located in Shelby County, Alabama, as established by declaration of condominium as recorded in Instrument 1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc. as recorded in Instrument 1995-17530, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided 1/174 interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said unit being more particularly described in the floor plans and architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, Page 20 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 2000 Taxes, a lien not yet due and payable.
Easements, restrictions and right of ways
of record.

TO HAVE AND TO HOLD to the said 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 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.

Inst # 2000-20577

06/20/2000-20577

10:29 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

SEE PAGE 12.00

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s)
and seal(s) this 8 day of June, 2000.

John Denoon Powell
JOHN DENOON POWELL

Joyce M. Punch-Powell
JOYCE M. PUNCH-POWELL

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for
said County, in said State, hereby certify that
JOHN DENOON POWELL AND WIFE, JOYCE M. PUNCH-POWELL, whose
names is/are signed to the foregoing conveyance, and who is/are
known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he/she/they executed
the same voluntarily as their act on the day the same bears date.

Given under my hand and official seal, this the 8th
day of June, 2000.

Frank L. Nelson
FRANK L. NELSON

Notary Public

My Commission Expires: 10-8-02

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002 100 12.00