

This instrument was prepared by:  
L. Brooks Burdette  
1930 Edwards Lake Rd. Suite 126  
Birmingham, AL 35235

Send Tax Notice To: Oyeleke Payne  
5106 Colonial Park Rd.  
Birmingham, AL 35242

12/17/04  
3/13/05  
12/17/04

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20050211000068470 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
02/11/2005 10:30:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Fifty Thousand Dollars and Zero Cents (\$150,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Kenneth H. Powers, Jr., a single man** (herein referred to as grantors) do grant, bargain, sell and convey unto **Oyeleke Payne and wife, Mojemilat Payne** (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 6, according to the Survey of Meadow Brook, 6<sup>th</sup> Sector, as recorded in Map Book 8, page 44, in the Probate Office of Shelby County, Alabama.**

Subject to easements, reservations and restrictions at record

\$150,000.00 of the consideration herein was derived from a Purchase Money Mortgage 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 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, I have hereunto set my hand and seal, this 17<sup>th</sup> day of December, 2004.

\_\_\_\_\_  
(Seal) Kenneth H. Powers, Jr.  
Kenneth H. Powers, Jr. (Seal)

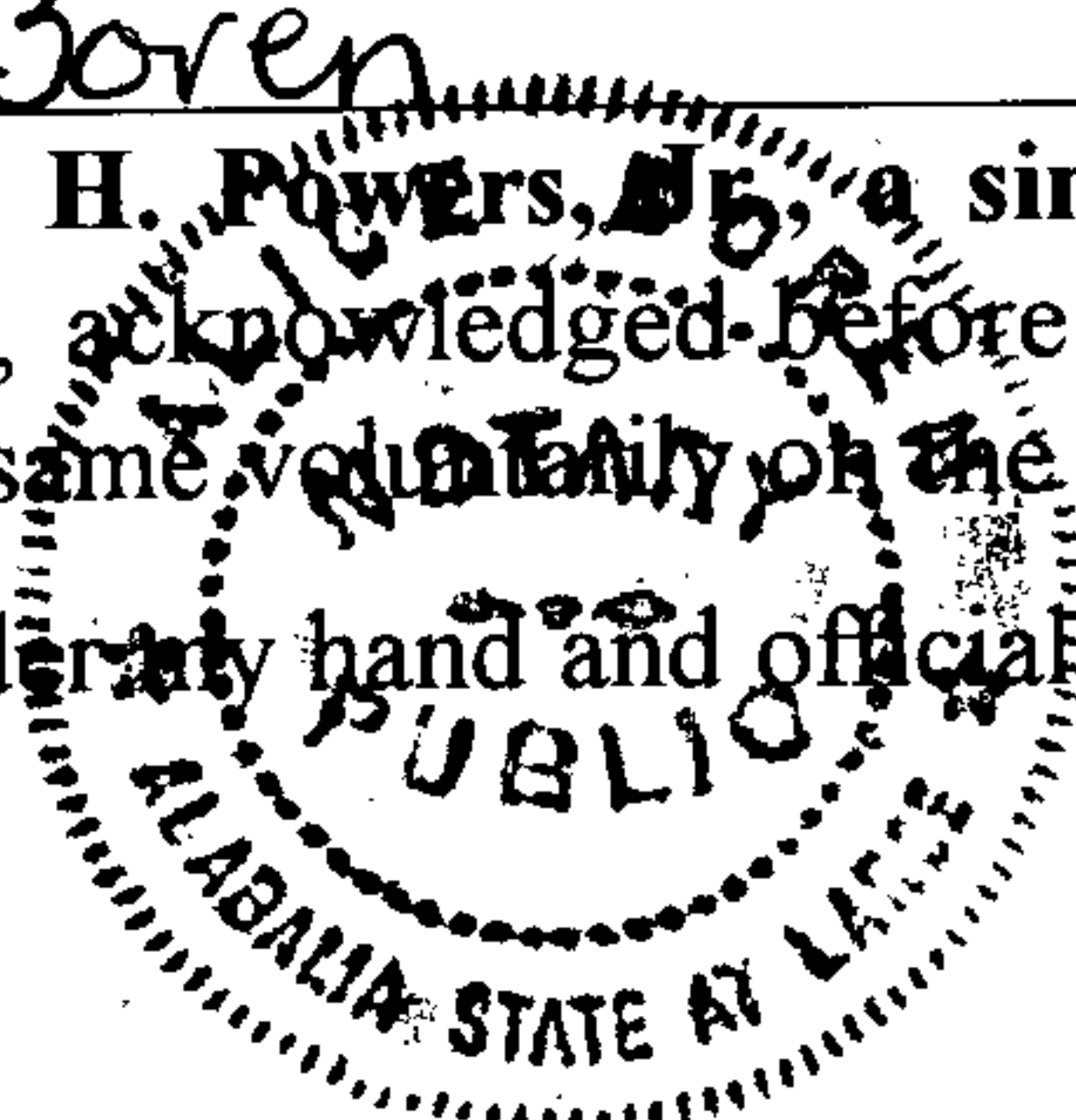
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, Alice Boren, a Notary Public in and for said County, in said State, hereby certify that **Kenneth H. Powers, Jr., a single man** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of December, 2004.



Notary Public Alice Boren MY COMMISSION EXPIRES NOVEMBER 5, 2006  
4-1712

General Acknowledgment