20060127000044500 1/2 $94.00
Shelby Cnty Judge of Probate,AL
01/27/2006 09:30:44AM FILED/CERT

This instrument was prepared by:
Holliman & Shockley
2491 Pelham Pkwy
Pelham, Alabama 35124

Send Tax Notice to:
Scott B. and Tracy T. Boyd
3559 Burntleaf Lane
Hoover, AL. 35226

SPECIAL WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of $80,000.00 DOLLARS to the undersigned grantor, POWELL BUILDERS, INC., a corporation organized and existing under the laws of the State of Alabama, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto

Scott B. Boyd and Tracy T. Boyd

(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 23, according to the Survey of Indian Gate, as recorded in Map Book 32, Page 40 in the Office of the Judge of Probate of Shelby County, Alabama.

NOTE: This deed was prepared with information furnished by the grantor herein and relied upon by the law firm of Holliman & Shockley.

TO HAVE AND TO HOLD, unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns and 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, the Grantor covenants and agrees to and with Grantee, that Grantor has not done or suffered to be done anything whereby the above-described property is or may be in any manner encumbered or charged, and that the Grantor will **WARRANT AND DEFEND** the above-described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

IN WITNESS WHEREOF, the said **GRANTOR**, by its President, John T. Powell, who is authorized to execute this conveyance, has hereunto set his signature and seal, this the 9th day of August, 2005.

Attest

_____

POWELL BUILDERS, INC.

BY: John T. Powell
JOHN T. POWELL
Its: President

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STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that John T. Powell, whose name as President of Powell Builders, Inc., a corporation organized and existing under the laws of the the State of Alabama, and 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 said conveyance, he/she, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 9th day of August, 2005.

MY COMMISSION EXPIRES JANUARY 24, 2009

Dianne R. Taylor
NOTARY PUBLIC

Shelby County, AL 01/27/2006
State of Alabama

Deed Tax:$80.00