THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

20061030000534430 1/2 $48.00
Shelby Cnty Judge of Probate,AL
10/30/2006 02:50:34PM FILED/CERT

SEND TAX NOTICE TO:
Mr. & Mrs. Richard Powers
240 Lime Creek Lane
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of **Two Hundred Twenty Five Thousand Three Hundred Eighty----------Dollars ($225,380.00)**, to the undersigned grantor, **JAW, INC.,** a corporation, (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 **RICHARD POWERS and wife, SHELLY POWERS,**(herein referred to as **GRANTEES**), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 17, according to the Final Plat Lime Creek at Chelsea Preserve, Sector 2, as recorded in Map Book 34, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

$191,573.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

LESS AND EXCEPT:

1. 25-foot building line on front property as shown on recorded map.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Easement to Level 3 Communications recorded in Instrument #2000-0007.
4. Right of Way to Shelby County recorded in Volume 229, Page 492.
5. Right of way to Plantation Pipeline recorded in Volume 253, Page 324; Volume 112, Page 288.
6. Covenants, conditions and restrictions (provisions, if any, based on race, color, religion, sex handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Instrument #20040108000015360 and in 20051216000850870.
7. Declaration of Protective Covenants for Lime Creek, Sector 2 and 3, as recorded in Instrument 20051206000831190, supplemented in Instrument #20051207000632660.
8. Supplementary Declaration to Declaration of Protective Covenants for Lime Creek, Sector 2 and 3, as recorded in Instrument #20060202000054970 and 200512200000655970.
9. Restrictions and limitations as recorded in Instrument #20060804000278470.

TO HAVE AND TO HOLD, To the said **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantor**, by its President, **Allen Wright**, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 27th day of October, 2006.

JAW, INC.

BY: _____
Allen Wright, President

SEE ATTACHED FOR GENERAL ACKNOWLEDGMENT

20061030000534430 2/2 $48.00
Shelby Cnty Judge of Probate, AL
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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 Allen Wright, whose name as President of JAW, Inc., a corporation, 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 as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27th day of October, 2006.

Notary Public

My Commission Expires: 9/12/07

Shelby County, AL 10/30/2006
State of Alabama

Deed Tax:$34.00