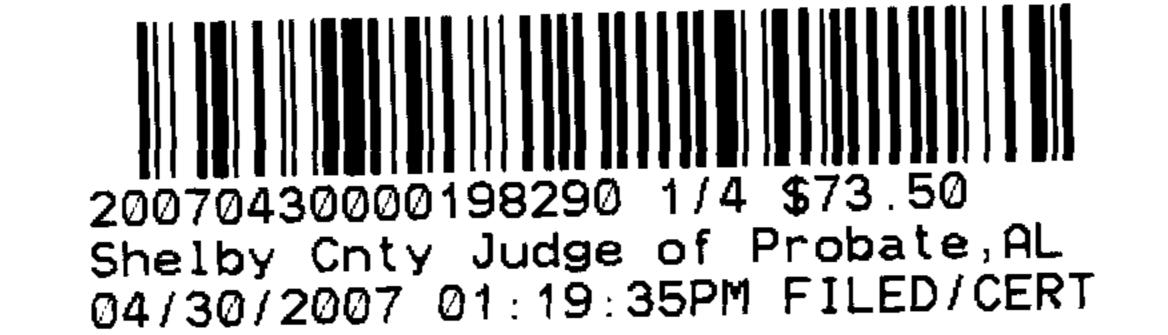
This instrument was prepared by Sandy F. Johnson Attorney at Law P.O. Box 23



Send Tax Notice to: Percy Jones and Catherine Jones (Name) (Address)

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA SHELBY COUNTY

Montevallo, AL 35115

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY THREE THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$53,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

BENGT OSTLUND, a married man, (by and through LETTA HALLMAN, his Attorney-in-Fact)

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

PERCY JONES and CATHERINE JONES

(205)665-7660

(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, the following described real estate situated in SHELBY County, Alabama to-wit:

Lots 24, 25 and a portion of Lot No. 23 being more particularly described as follows: Begin at the Southeast Corner of Lot No. 23; thence S 78°00'00" W a distance of 8.04 feet to a 34" crimp pipe; thence N 16°11'54" W a distance of 140.12 feet to a ½" rebar on the north line of said Lot No. 23; thence along said lot line N 78°00'00" E a distance of 18.00 feet to a 34" crimp pipe at the Northeast Corner of said Lot No. 23; thence along the east line of said lot S 12°07'25" E a distance of 139.75 feet back to the Point of Beginning. All of the above described lands lying within Block "D" of Ellis' Addition to East Montevallo, an unrecorded map or plat. This also being the same lands as those described within Real Property Book No. 045, Page 599-600 as recorded within the Office of the Judge of Probate, Shelby County, Alabama. All lying within Section 3, Township 24 North, Range 12 East.

According to the survey of Brad S. Lucas, P.L.S., Alabama License No. 23005, dated January 26, 2007.

This being the same property conveyed to Bengt Ostlund by Bengt Ostlund and Deborah Ostlund Deed dated 10/11/85, filed of record on 10/21/85 in Book 45, Page 599 in the Office of the Judge of Probate for Shelby County, Alabama.

SUBJECT TO:

- Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character including but not limited to gas, oil, sand and gravel in, on and under subject property.
- General and special taxes or assessments for 2007 and subsequent years not yet due and payable.
- Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

LETTA HALLMAN EXECUTES THIS DEED ON BEHALF OF GRANTOR, BENGT OSTLUND, AS HIS ATTORNEY-IN-FACT, AND THE POWER OF ATTORNEY WHICH SERVES TO AUTHORIZE SAID ATTORNEY-IN-FACT TO EXECUTE ON BEHALF OF SAID GRANTOR IS HERETO ATTACHED AS EXHIBIT "A".

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 for such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/30/2007

State of Alabama

Deed Tax: \$53.50

IN WITNESS WHEREC	OF, we have hereunto	set our hand(s) and sea	l(s), this 27 day of	E HOVI	, 2007.
		Ben	ngt Ostlund, by Let orney-in-Fact		
STATE OF ALABAMA COUNTY OF SHELBY					
I, the undersigned author Hallman, whose name as Attor known to me, acknowledged be such Attorney-in-Fact and wit	rney-in-Fact for Berefore me on this day,	ngt Ostlund, is signed that being informed or	to the foregoing confidence that the contents of the	onveyance, and e conveyance,	d who is she, as
Ostlund. Given under my hand a	nd official seal this <u>Z</u>	270h day of Apri	Andu 4	, 2007 , 2007	
			ary Public commission expir		

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STATE OF ALABAMA COUNTY OF SHELBY

LIMITED POWER OF ATTORNEY

I, BENGT OSTLUND, hereinafter designated as "Principal", as resident of SWEDEN, do hereby constitute and appoint, LETTA HALLMAN, hereinafter designated as "Attorney-in-Fact", for SHELBY County, Alabama, and all other Counties and States, including foreign countries, wherein the need may arise, to serve as she may deem appropriate, for the following purposes:

To sign the name of said Attorney-in-Fact as surety to, and to execute, seal and acknowledge any and all transfer or conveyance instruments and other documents, including the execution of deeds for the purpose of transferring or conveying any right, title or interest which I may own in and to real estate located within Shelby County, Alabama, and to do and perform any and all other acts which may accrue to my interest, within the discretion of said Attorney-in-Fact, ONLY AS RELATING TO THE CONVEYANCE OF REAL ESTATE DESCRIBED AS FOLLOWS:

Lots 24, 25 and a portion of Lot No. 23 being more particularly described as follows: Begin at the Southeast Corner of Lot No. 23; thence S 78°00'00" W a distance of 8.04 feet to a 3/4" crimp pipe; thence N 16° 11' 54" W a distance of 140.12 feet to a 1/2" rebar on the north line of said Lot No. 23; thence along said lot line N 78°00'00" E a distance of 18.00 feet to a 3/4" crimp pipe at the Northeast Corner of said Lot No. 23; thence along the east line of said lot S 12°07'25" E a distance of 139.75 feet back to the Point of Beginning. All of the above described lands lying within Block "D" of Ellis' Addition to East Montevallo, an unrecorded map or plat. This also being the same lands as those described within Real Property Book No. 045, Page 599-600 as recorded within the Office of the Judge of Probate, Shelby County, Alabama. All lying within Section 3, Township 24 North, Range 12 East.

This instrument shall be construed as a Limited Power of Attorney, and shall vest in said Attorney-in-Fact full power and authority to do, conduct and perform all matters of whatever nature, which I have the power and authority to do, conduct and perform for myself as relating to such conveyance. The herein designated Attorney-in-Fact shall have the authority to act in the performance or undertaking of any of the above

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designated duties or tasks, as well as all other necessary duties or tasks, in regard to said real estate conveyance.

The above designated Principal hereby specifically confers upon said Attorney-in-Fact the authority to execute any and all waivers, disclosures, assignments, settlement statements, or any and all other documents for which the need may arise on behalf of myself, as Principal herein, and for my benefit, to any other party or entity which said Attorney-in-Fact shall deem appropriate.

Furthermore, I specifically revoke any and all prior Powers of Attorney issued by me to any Attorney-in-Fact for the purposes hereinabove stated, and direct that any and all such prior Power of Attorney and/or Powers of Attorney are hereby cancelled, nullified and held void, or for naught.

BENGT ØSTLUND

Swedish Personal No. 521023-1410

CITY OF GÖTEBORG
COUNTRY OF SWEDEN

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I, the undersigned authority, a Notary Public in and for said City, in said Country, hereby certify that **BENGT OSTLUND** whose name is signed to the foregoing Limited /has proved his identity/
Power of Attorney, and who is known/to me, acknowledged before me on this day, that, to being informed of the contents of this document, said Principal executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of

March , 2007.

Notary Public of Göteborg, Sweden My Commission Expires: valid until further notice

Prepared By:
Sandy F. Johnson
Attorney at Law
P.O. Box 23
Montevallo, AL 35115
(205) 665-7660

Exp. No.: 126897
Fee: SEK 250:-

