

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. William P. Powers, III
106 Pine Tree Cir.
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED TWENTY NINE THOUSAND AND NO/00 (\$129,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **BILL BRASHER, a married man, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **WILLIAM P. POWERS, III and wife, DEBORAH POWERS, (herein referred to as grantee, whether one or more)**, 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, to-wit:

Lot 4, according to the survey of Briarwood Subdivision, First Sector, as recorded in Map Book 5, Page 23, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 2009 and subsequent years, easements, restrictions, rights of way and permits of record.

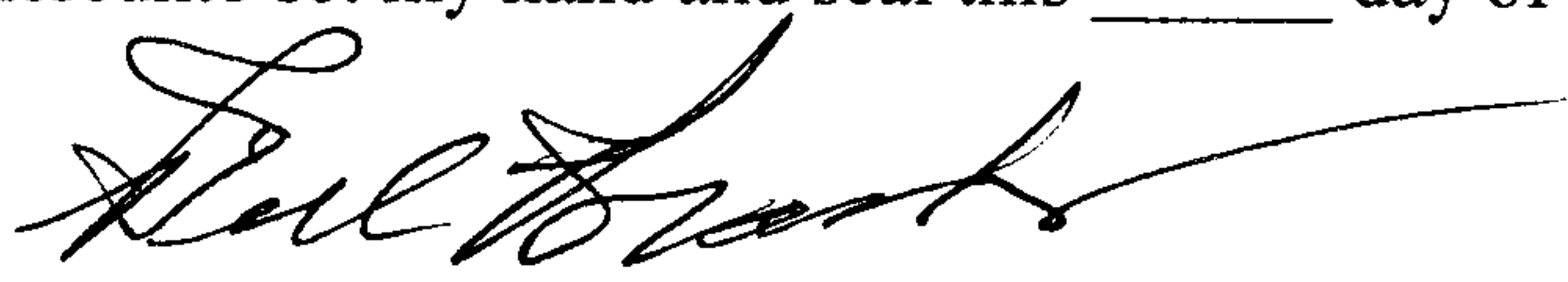
\$103,200.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

(This property constitutes no part of the homestead of the grantor or his respective spouse.)

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 GRANTOR does for GRANTOR and for GRANTORS heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above, that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will, and GRANTOR'S 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 23rd day of December, 2008.



Bill Brasher

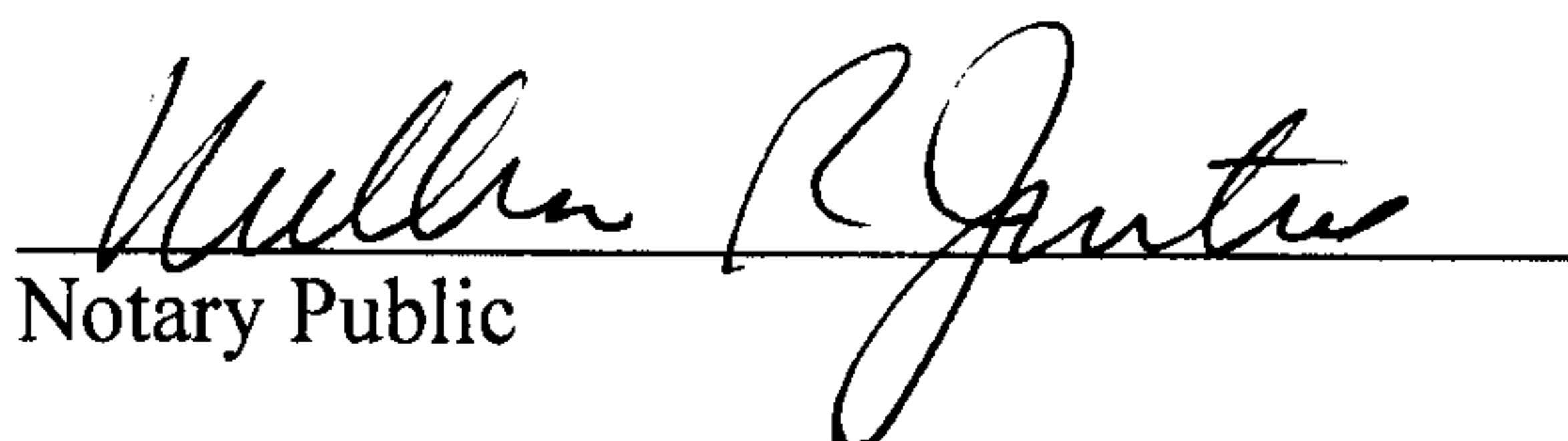
STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 12/23/2008
State of Alabama
Deed Tax: \$26.00

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Bill Brasher, 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 23rd day of December, 2008.

My commission expires: 9/12/11


Notary Public