

SIG-2584

SEND TAX NOTICE TO:

Amanda Powell
223 Stonecreek Place
Calera, AL 35040

20110302000070700 1/2 \$22.50
Shelby Cnty Judge of Probate, AL
03/02/2011 02:53:36 PM FILED/CERT

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Jay Thad Ivy, a married person** by Christy Darden, his attorney in fact under that certain Specific Durable Power of Attorney executed the 24th day of February, 2011 recorded in Instrument# 20110302000070690 in the Probate Office of Shelby County, Alabama (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Amanda Powell**. (herein referred to as grantees),, the following described real estate, situated in **SHELBY** County, Alabama, to wit:

Lot 146, according to the Final Plat of Stonecreek Phase 3, as recorded in Map Book 36, Page 37, in the Office of the Probate Judge of Shelby County, Alabama.
Mineral and mining rights excepted
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.
This does not constitute the homestead property of the Grantor or his apouse

\$112,514.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, its successors, and assigns forever; it being the intention of the parties to this conveyance. And said Grantor does for itself and for its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

February, 2011. **IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24 day of

Jay Thad Ivy by Christy Darden his attorney in fact

Jay Thad Ivy, by Christy Darden, his attorney in fact under that certain Specific Durable Power of Attorney executed the 24th day of February, 2011 recorded in Instrument# 20110302000070690 in the Probate Office of Shelby County, Alabama

Shelby County, AL 03/02/2011
State of Alabama
Deed Tax: \$7.50



20110302000070700 2/2 \$22.50
Shelby Cnty Judge of Probate, AL
03/02/2011 02:53:36 PM FILED/CERT

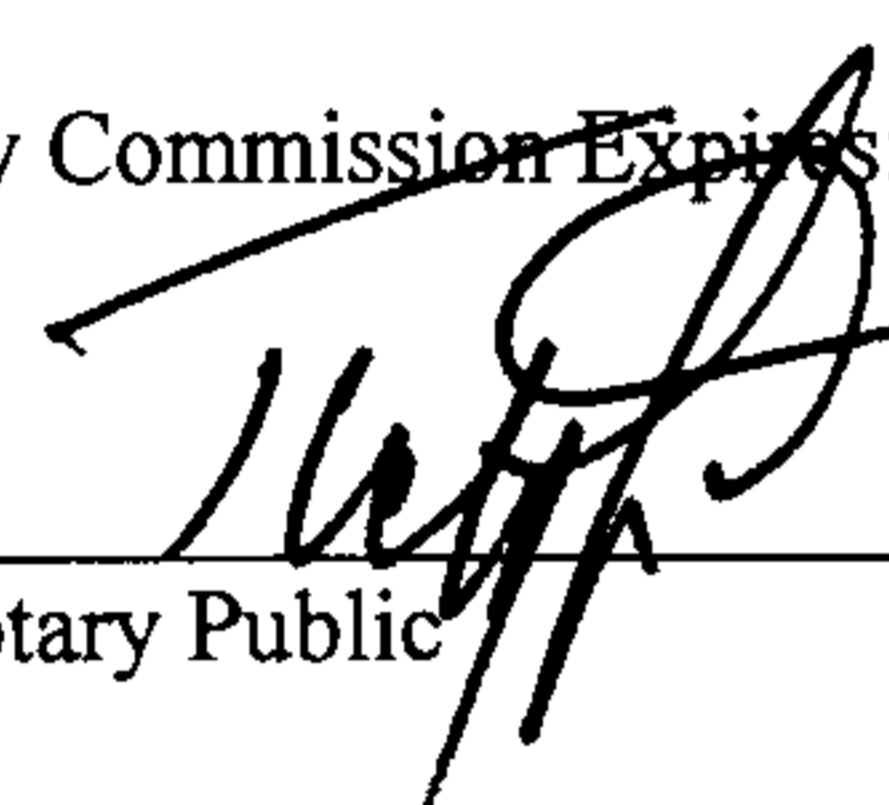
STATE OF ALABAMA,

Jefferson County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Jay Thad Ivy**, by Christy Darden, his attorney in fact under that certain Specific Durable Power of Attorney executed the 24th day of February, 2011 recorded in Instrument# 20110302000070690 in the Probate Office of Shelby County, Alabama, Alabama whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily.

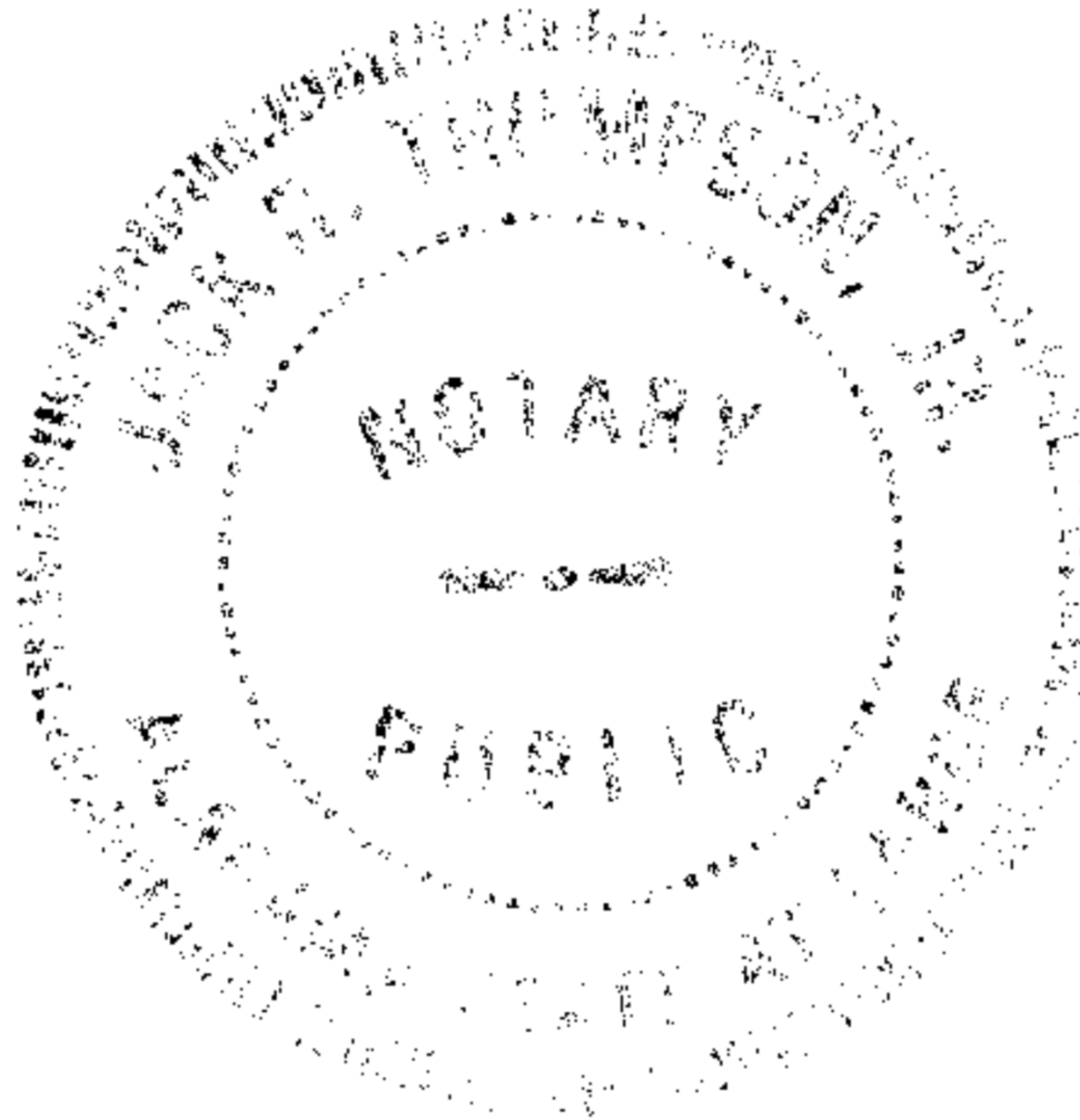
WITNESS my hand and official seal in the county and state aforesaid this the 24th day of **February**, 2011

My Commission Expires: 10/21/2012



Notary Public

(SEAL)



This instrument was prepared by:
Jack R. Thompson, Jr.
Kracke & Thompson, LLP.
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209