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Shelby Cnty Judge of Probate, AL
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THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.

NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.

Send Tax Notice to:
Jessie S. Powell and Joseph M. Powell, Trustees
Jessie S. Powell Management Trust
23460 Highway 145
Columbiana, Alabama 35051

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to JESSIE S. POWELL, an unmarried woman (hereafter referred to as "Grantor"), in hand paid by JESSIE S. POWELL AND JOSEPH M. POWELL, OR ANY SUCCESSOR(S), AS TRUSTEES OF THE JESSIE S. POWELL MANAGEMENT TRUST, DATED MARCH 18, 2011 (hereafter referred to as the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama, thence proceed North 89 deg. 45 min. East along the South boundary of said Section for a distance of 117.91 feet to the point of beginning. From this beginning point turn an angle of 74 deg. 55 min. to the left and proceed North 14 deg. 51 min. East along the East right-of-way line of Alabama Highway No. 145 for a distance of 1366.79 feet to a point on the North boundary of the Southwest 1/4 of the Southwest 1/4 of said Section; thence turn an angle of 74 deg. 55 min. to the right and proceed North 89 deg. 45 min. East along the North boundary of said quarter-quarter Section for a distance of 330.0 feet; thence turn an angle of 105 deg. 05 min. to the right and proceed South 14 deg. 51 min. West parallel to the East right-of-way line of said highway for a distance of 1366.79 feet to a point on the South boundary of said Section 3; thence turn an angle of 74 deg. 55 min. to the right and proceed South 89 deg. 45 min. West along the South boundary of said Section for a distance of 330.0 feet to the point of beginning.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes for the year 2011 and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all



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recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; recorded or unrecorded leases, if any, affecting said real property; any rights of parties in possession; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of said real property.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

NOTE: The property conveyed hereby to Grantee is specifically conveyed to Grantee in its fiduciary capacity, to have, hold, maintain and distribute in strict accordance with the terms of the Jessie S. Powell Management Trust, dated March 18, 2011, as the same may be amended and/or restated from time to time (the “Trust”), for the benefit of the beneficiary(ies) as provided therein.

NOTE: The property herein conveyed IS the homestead of the Grantor and will remain her homestead following the delivery of this instrument; the Grantor is the primary beneficiary of the Trust.

IN WITNESS WHEREOF, the said Grantor has hereto set her hand and seal on this the 18th day of March, 2011.

GRANTOR:

Jessie S. Powell

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for the State of Alabama at large, hereby certify that Jessie S. Powell, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of March, 2011.

{ SEAL }



Notary Public
My Commission Expires:

This instrument prepared by

This letter was prepared by:
Craig M. Stephens, Esq.
Sirote & Permutt, P.C.
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P.O. Box 55727
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