

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

Send Tax Notice To:
Scott & Sherri Powell
3731 Cumberland Trace
Birmingham, AL 35242

20110805000230200 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
08/05/2011 02:23:10 PM FILED/CERT

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$232,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we The Clay Living Trust, by Robert E. Clay, Trustee and Rosa M. Clay, Trustee (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Scott R. Powell and Sherri A. Powell, husband and wife (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$220,400.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 28th day of July, 2011.

The Clay Living Trust

BY: [Signature]
Robert E. Clay, Trustee

BY: [Signature]
Rosa M Clay, Trustee

State of MO
JACKSON County

I, Gabriella V. Barrett a notary for said County and in said State, hereby certify that The Clay Living Trust, by Robert E. Clay as Trustee and Rosa M. Clay as Trustee, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 28 day of July, 2011.

[Signature]
Notary Public
Commission Expires: 01-31-2014

GABRIELLA V. BARRETT
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Jan. 31, 2014
Commission # 10929293

S11-1995

Shelby County, AL 08/05/2011
State of Alabama
Deed Tax: \$12.00

EXHIBIT "A"
Legal Description



20110805000230200 2/2 \$27.00
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Lot 24, according to the Survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7,
Page 130, in the Probate Office of Shelby County, Alabama.