

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
C. Howard Powell & Christy Powell
6216 Ozley Rd.
Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$154,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Frankie L. Wilkins, by Scott Howell as attorney in fact by power of attorney filed in Instrument ① in the Probate Office of Shelby County, AL, and Demerese J. Wilkins, by Scott Howell as attorney in fact by power of attorney filed in Instrument ② in the Probate Office of Shelby County, AL, husband and wife, whose mailing address is 131 Harper Conlee Rd, Roundup, MT 59072 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto C. Howard Powell and Christy Powell, whose mailing address is 6216 Ozley Rd. Alabaster, AL 35007 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 261 Howard Hill Drive, Wilsonville, AL 35186; to-wit:

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

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.

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; \$157,311.00 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 15th day of October, 2013.

① * 20131021000417270

Frankie L. Wilkins by Scott Howell as Attorney in fact
Frankie L. Wilkins, by Scott Howell as attorney in fact

② * 20131021000417290

Demerese J. Wilkins by Scott Howell as Attorney in fact
Demerese J. Wilkins, by Scott Howell as attorney in fact

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Scott Howell whose name as Attorney in Fact for Frankie L. Wilkins and Demerese J. Wilkins is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 15th day of October, 2013.

Dana Wright McGowin
Notary

My Commission Expires: 3/5/17



S13-3076

EXHIBIT "A"
Legal Description

Lot 1, according to the Survey of The Homestead, Sector "A" Phase II, as recorded in Map Book 13, page 87,
in the Probate Office of Shelby County, Alabama.

