

This Instrument was
Prepared by:

SEND TAX NOTICE TO:

GEORGE M. VAUGHN
WEAVER TIDMORE, LLC
300 CAHABA PARK CIRCLE
SUITE 200
BIRMINGHAM, AL 35242

JOHN D. POWELL
108 CANTER WAY
ALABASTER, ALABAMA 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN AND NO/100THS (\$10.00) DOLLARS, the undersigned GRANTORS, JOHN DENOON POWELL, A MARRIED PERSON, AND JOYCE M. PUNCH-POWELL, TRUSTEES OF THE JOYCE M. PUNCH LIVING TRUST in hand paid by JOHN D. POWELL AND JOYCE M. PUNCH-POWELL, GRANTEES herein, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, the receipt of which is hereby acknowledged, GRANTORS do by these presents, grant, bargain, sell and convey unto the GRANTEES all of ITS right, title, and interest in the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

SEE EXHIBIT A


Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

And we do for our successors and assigns covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises: that it is free from all encumbrances, unless otherwise noted above: that we have a good right to sell and convey the same as aforesaid; that we will and our successors and assigns shall warrant and defend the same to the said Grantees and their assigns forever against the lawful claims of all persons.

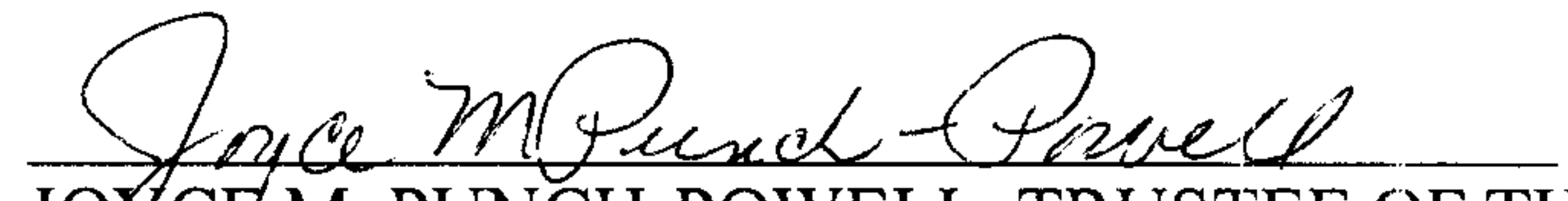
TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.


In Witness Whereof, the said GRANTORS, JOHN DENOON POWELL, INDIVIDUALLY, AND JOYCE M. PUNCH-POWELL, TRUSTEES OF THE JOYCE M. PUNCH LIVING TRUST, have set their signatures and seals, this the 21st day of MARCH, 2014.

Shelby County, AL 03/25/2014
State of Alabama
Deed Tax: \$10.00


20140325000082150 1/5 \$37.00
Shelby Cnty Judge of Probate, AL
03/25/2014 08:31:39 AM FILED/CERT


JOHN DENOON POWELL


JOYCE M. PUNCH-POWELL, TRUSTEE OF THE
JOYCE M. PUNCH LIVING TRUST


20140325000082150 2/5 \$37.00
Shelby Cnty Judge of Probate, AL
03/25/2014 08:31:39 AM FILED/CERT

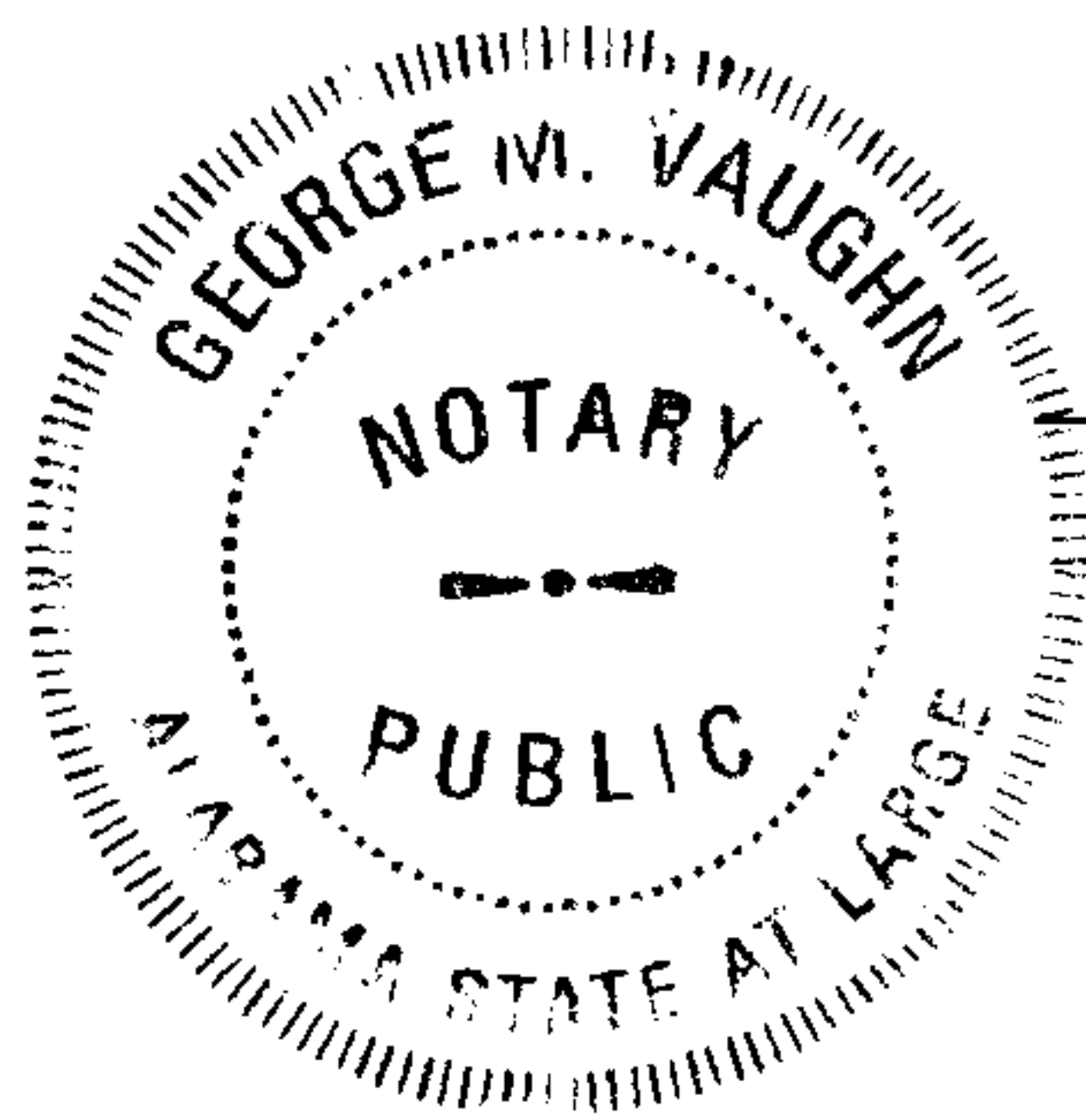
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that JOHN DENOON 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under our hand this the 21st day of March 2014.



A handwritten signature of the Notary Public, George M. Vaughn, written in black ink.

Notary Public

My commission expires: 9/18/2017

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

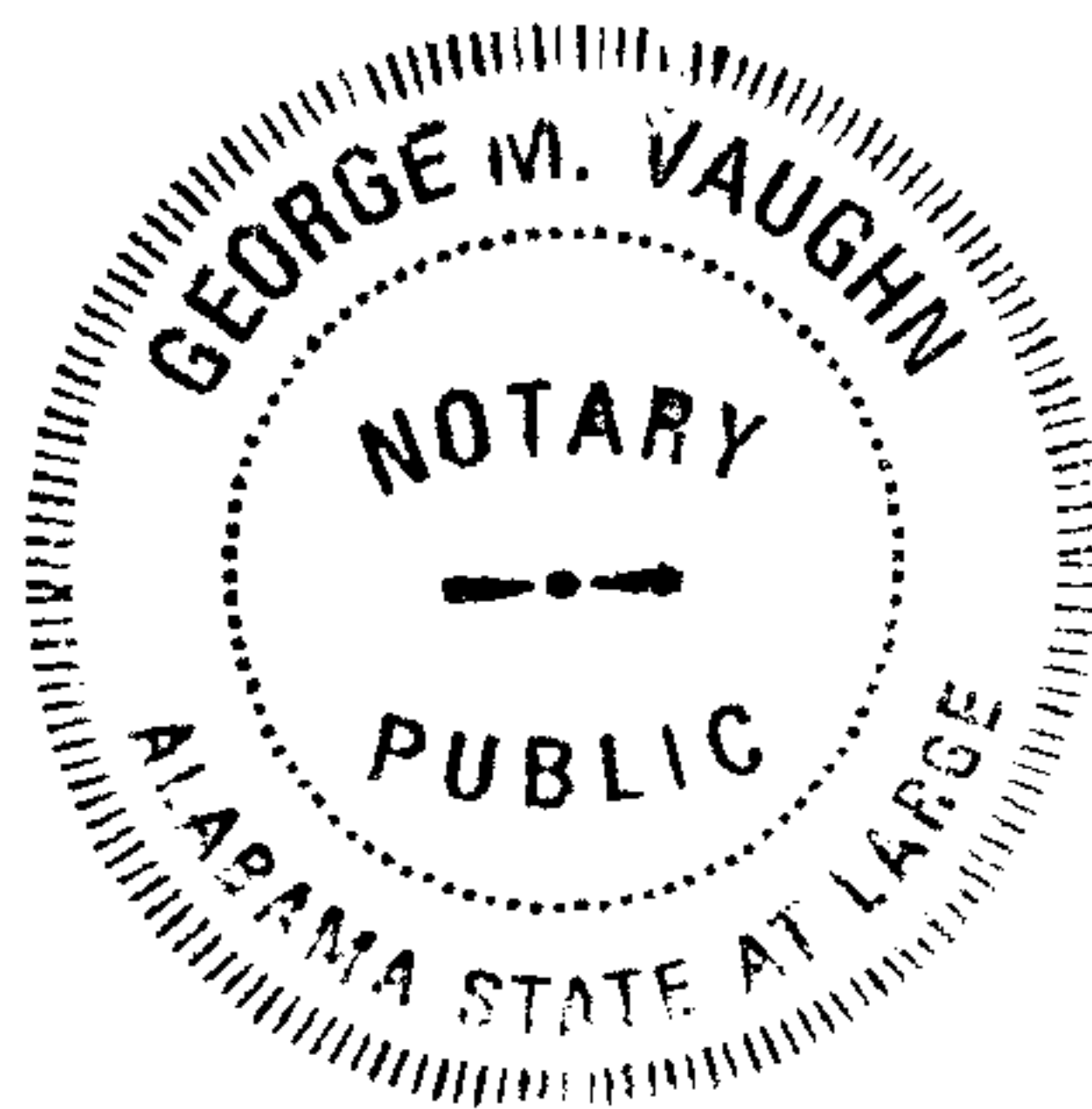
I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that JOYCE M. PUNCH-POWELL, TRUSTEE OF THE JOYCE M. PUNCH LIVING TRUST, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she executed the same voluntarily in her capacity as Trustee on the day the same bears date.

Given under my hand this the 21st day of MARCH, 2014.

A handwritten signature of the Notary Public, George M. Vaughn, written in black ink.

Notary Public

My commission expires: 9/18/2017

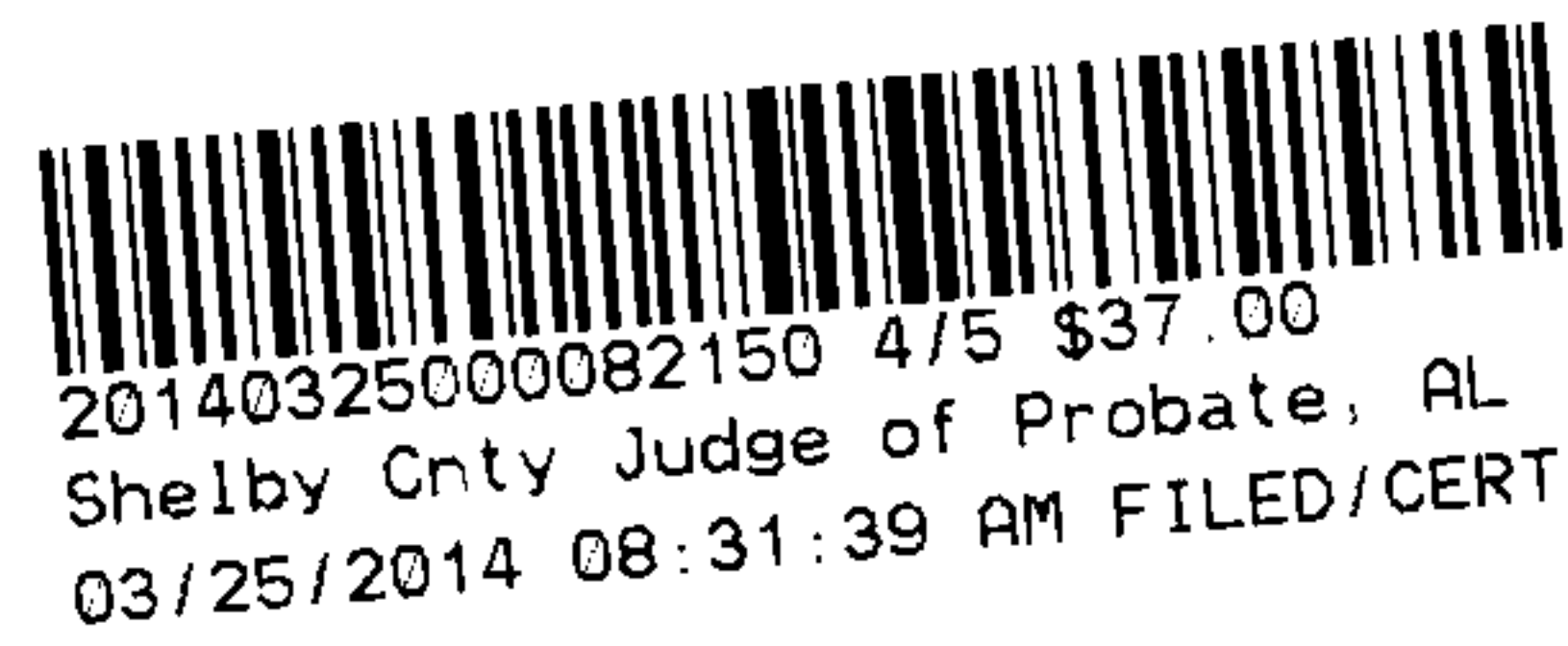


20140325000082150 3/5 \$37.00
Shelby Cnty Judge of Probate, AL
03/25/2014 08:31:39 AM FILED/CERT

EXHIBIT A

LEGAL DESCRIPTION

Unit 30, in Saddle Lake Farms Condominium, a Condominium located in Shelby County, Alabama as established by Declaration of Condominium as recorded in Inst. No. 1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc., as recorded in Inst. No. 1995-17530, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided 1/174 interests in the Common Elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said unit being more particularly described in the floor plans and architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, Page 20 A & B, in the Probate Office of Shelby County, Alabama.



This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John Deason Powell
Mailing Address 108 Carter Way
Alabaster AL 35007

Grantee's Name John D. Powell
Mailing Address 108 Carter Way
Alabaster AL 35007

Property Address 108 Carter Way
Alabaster AL 35007

Date of Sale 3/21/2014
Total Purchase Price \$ 10,000



20140325000082150 5/5 \$37.00
Shelby Cnty Judge of Probate, AL
03/25/2014 08:31:39 AM FILED/CERT

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/21/2014

Print George M. Vaughn

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one