

Send tax notice to:
THOMAS COLEMAN POWELL
232 LORRIN LANE
STERRETT, AL, 351471

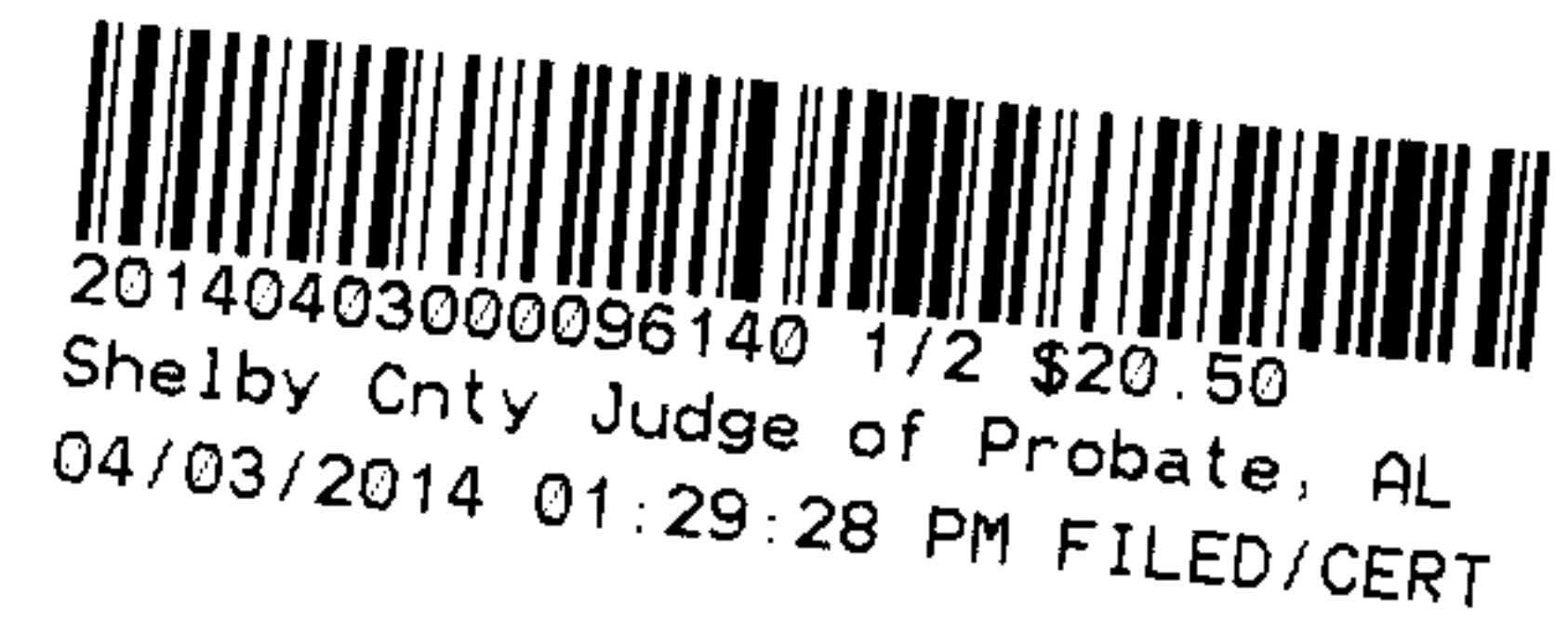
This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2014126

Shelby COUNTY

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Eight Thousand Nine Hundred and 00/100 Dollars (\$188,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SPRATLIN CONSTRUCTION COMPANY, INC., A CORPORATION **whose mailing address is:** (hereinafter referred to as "Grantor") by THOMAS COLEMAN POWELL, A SINGLE INDIVIDUAL **whose mailing address is: 901 HIDDEN RIDGE, CHELSEA, AL 35043** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 40 OF THE VILLAGES OF WESTOVER SECTOR 1, ACCORDING TO MAP BOOK 39, PAGES 9A AND 9B AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RECORDED MAP.
3. NOTES AS SHOWN ON RECORDED MAP.
4. RIGHT OF WAY, EASEMENT, PARTIAL RELEASE AND COVENANTS AND RESTRICTIONS AS SET FORTH IN RIGHT OF WAY DEED BY AND BETWEEN KIMBERLY-CLARK CORPORATION AND COLONIAL PIPE LINE COMPANY RECORDED IN DEED BOOK 283, PAGE 716.
5. RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY BY DEED DATED 10/23/1963 FROM E.P. GARDNER AND RUBY GARDNER TO ALABAMA COMPANY RECORDED IN BOOK 228, PAGE 793.
6. RIGHT OF WAY EASEMENT DATED JUNE 6, 1962 BY AND BETWEEN LEONARD L. WHITE AND DELENE J. WHITE AND COLONIAL PIPELINE COMPANY RECORDED IN VOLUME 220, PAGE 999.
7. RIGHT OF WAY EASEMENT DATED AUGUST 8, 1962 BY AND BETWEEN E.P. GARDNER AND RUBY G. GARDNER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 221, PAGE 846.
8. RIGHT OF WAY EASEMENT DATED JUNE 4, 1971 BY AND BETWEEN E.P. GARNDER AND RUBY G. GARDNER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED VOLUME 268, PAGE 214.
9. RIGHT OF WAY DEED FOR PUBLIC ROAD DATED 7-12-1951 BY AND BETWEEN MRS. ADA KELLY AND SHELBY COUNTY RECORDED IN DEED BOOK 147, PAGE 514.
10. TRANSMISSION LINE PERMIT DATED 6-25-1937 BY AND BETWEEN MRS. LILLIE SPEARMAN AND GORDON SPEARMAN AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 103, PAGE 188.
11. RIGHT OF WAY EASEMENT DATED JUNE 23, 1971 BY AND BETWEEN MARY S. SLAUGHTER AND M.E. SLAUGHTER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 268, PAGE 809.
12. RIGHT OF WAY EASEMENT DATED MAY 18, 1962 BY AND BETWEEN DAN H. DURHAM AND MARY LOU JACKSON AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 220, PAGE 820.

13. RIGHT OF WAY DEED FOR PUBLIC ROAD DATED 7-27-1951 BY AND BETWEEN D.H. DURHAM, MARY L. JACKSON AND SHELBY COUNTY RECORDED IN DEED BOOK 147, PAGE 511.
14. TRANSMISSION LINE PERMIT DATED 5-3-1951 BY AND BETWEEN ADA KELLEY AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 147, PAGE 45.
15. TRANSMISSION LINE PERMIT DATED 5-10-1951 BY AND BETWEEN DAN H. DURHAM, MARY LOU JACKSON AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 147, PAGE 46.
16. RIGHT OF WAY AND EASEMENT DATED 8-6-1941 BY AND BETWEEN L.J. TENNYSON, VIOLA TENNYSON AND PLATATION PIPE LINE COMPANY RECORDED IN DEED BOOK 112, PAGE 254.
17. TRANSMISSION LINE PERMIT DATED 6-8-1944 BY AND BETWEEN L.J. TENNYSON, VIOLA TENNYSON AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 118, PAGE 497.
18. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT(S) RECORDED IN INSTRUMENT #20070517000229750.
19. EASEMENT TO BELL SOUTH RECORDED IN INSTRUMENT # 20061023000521080.
20. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT #20080109000013350.

\$185,478.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

SPRATLIN CONSTRUTION COMPANY, INC. AND SPRATLIN CONSTRUCTION CO., INC. ARE ONE AND THE SAME ENTITY.

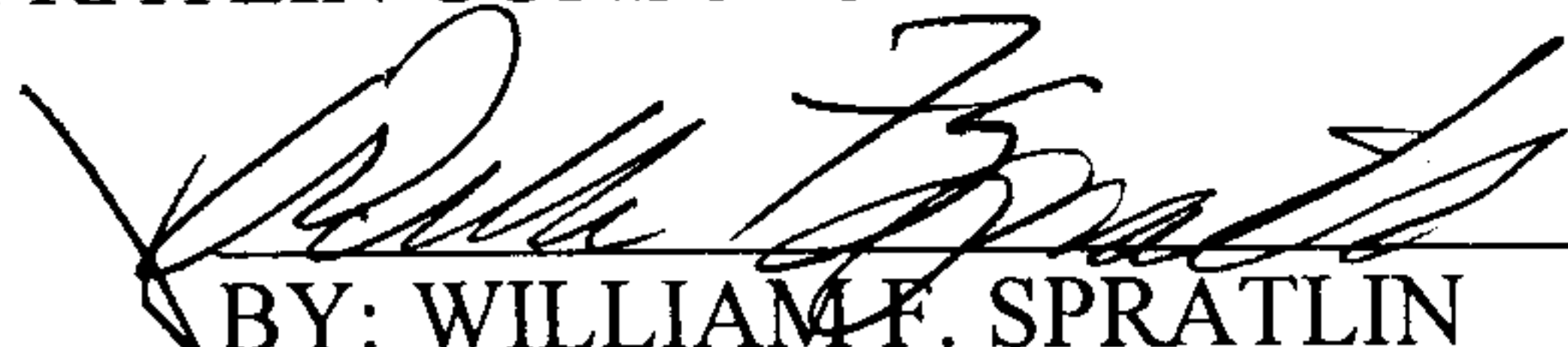
TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, SPRATLIN CONSTRUCTION COMPANY, INC., by WILLIAM F. SPRATLIN, its PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 31st day of March, 2014.


20140403000096140 2/2 \$20.50
Shelby Cnty Judge of Probate, AL
04/03/2014 01:29:28 PM FILED/CERT

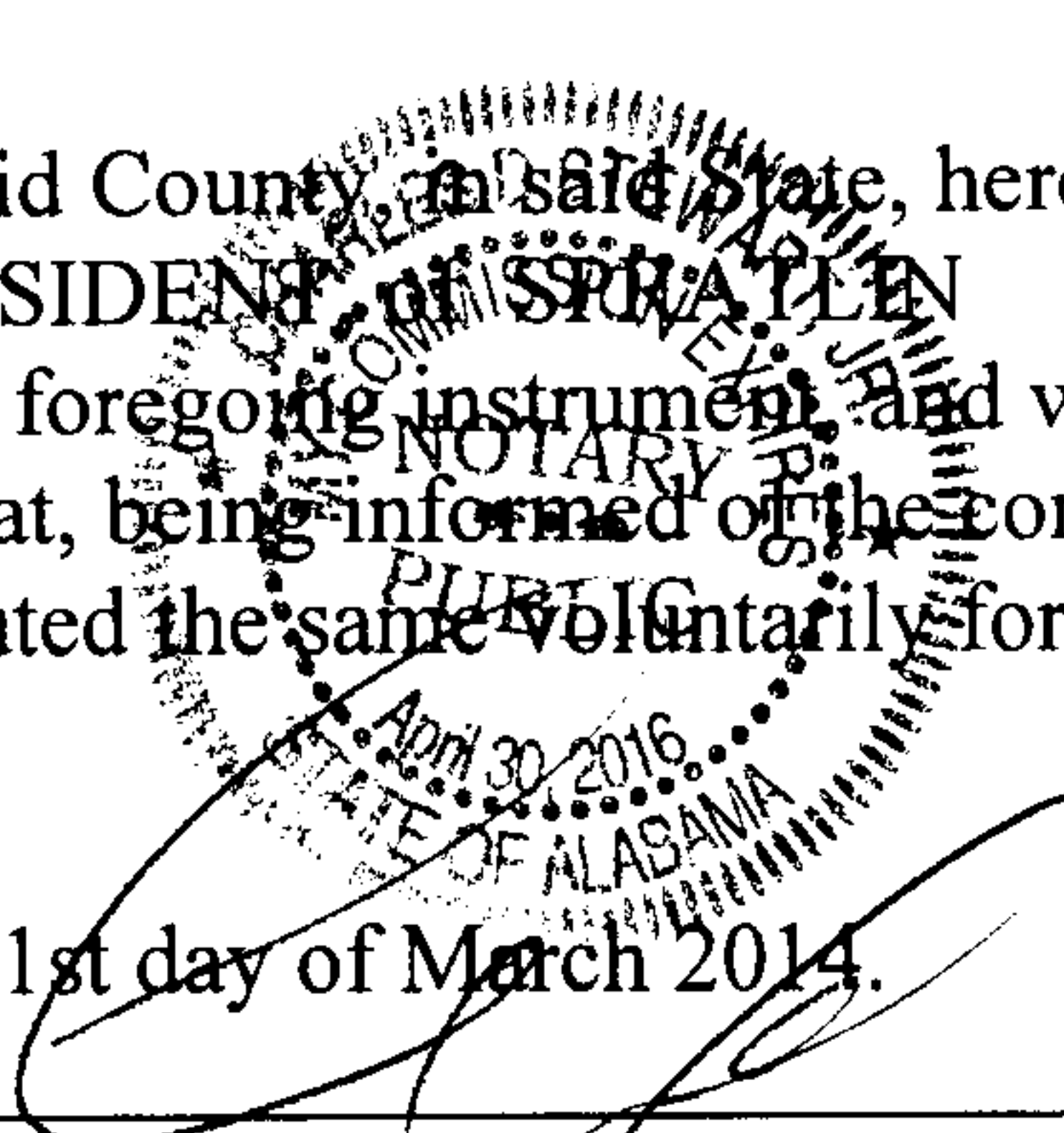
SPRATLIN CONSTRUCTION COMPANY, INC.


BY: WILLIAM F. SPRATLIN
ITS: PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify WILLIAM F. SPRATLIN whose name as PRESIDENT of SPRATLIN CONSTRUCTION COMPANY, INC. is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 31st day of March 2014.


Notary Public
Print Name:
Commission Expires: