

Send tax notice to:  
THOMAS E. POWELL  
425 Bishop Lane  
Pelham, AL 35124

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2015081T

**WARRANTY DEED**

2015030900071600 1/3 \$200.00  
Shelby Cnty Judge of Probate, AL  
03/09/2015 11:39:34 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, TONY JASON BURTON and LESLEY C BURTON, HUSBAND AND WIFE **whose mailing address** is: 5448 Hickory Ridge Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by THOMAS E. POWELL and TARA C. POWELL **whose mailing address** is: 425 Bishop Lane, Pelham, AL, 35124 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 24th day of February, 2015.

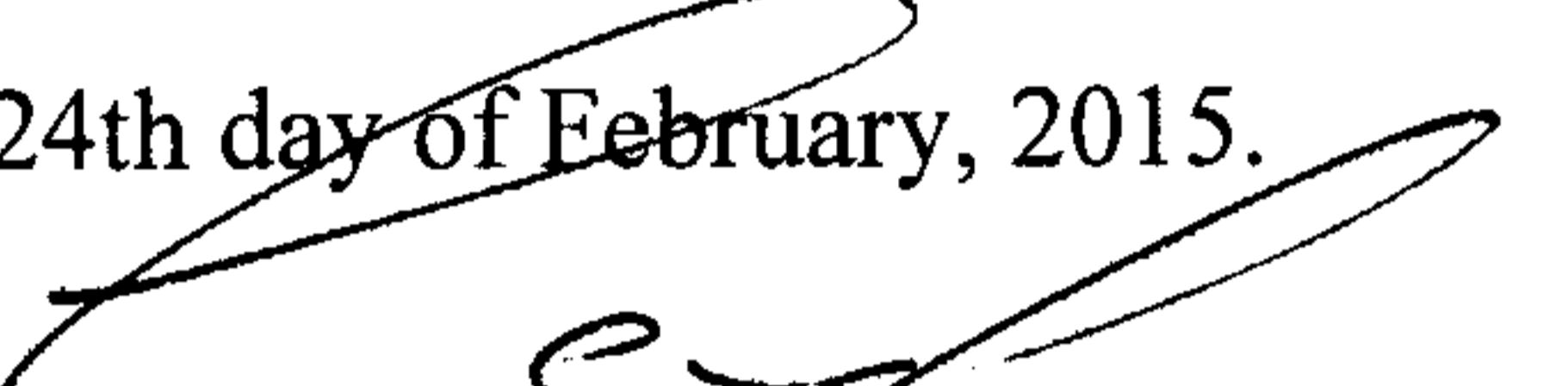
  
TONY JASON BURTON

  
LESLEY C BURTON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TONY JASON BURTON and LESLEY C BURTON whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of February, 2015.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires:

4-30-16



20150309000071600 2/3 \$200.00  
Shelby Cnty Judge of Probate, AL  
03/09/2015 11:39:34 AM FILED/CERT

## EXHIBIT A LEGAL DESCRIPTION

### Parcel I:

**E 1/2 of the E 1/2 of the NW 1/4 of section 27, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows:**

**Commence at the SW corner of the E1/2 of the E 1/2 of the NW 1/4 of said Section 27; Thence run Northerly along the West line of said E 1/2 of the E 1/2 a distance of 417.31 feet to the point of beginning; Thence continue last course of distance of 169.65 feet: thence turn right 70 degrees 55 minutes 08 seconds a distance of 220.76 feet; Thence turn right 20 degrees 37 minutes 52 seconds a distance of 174.51 feet; Thence turn right 88 degrees 36 minutes 53 seconds a distance of 247.44 feet; Thence turn right 91 degrees 23 minutes 07 seconds a distance of 382.51 feet to the point of beginning.**

**There exist a 20 foot easement for the purpose of ingress, egress and utilities along the South line of the above described parcel.**

### Parcel 2:

**E 1/2 of the E 1/2 of the NW 1/4 of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows:**

**Commence at the SW corner of the E 1/2 of the E 1/2 of the NW 1/4 of said Section 27; Thence run Northerly along the West line of said E 1/2 of the E 1/2 in distance of 417.31 feet ;Thence turn right 91 degrees 33 minutes 00 second a distance of 382.51 feet to the point of beginning; Thence continue last course a distance of 88.05 feet; Thence turn left 91 degrees 23 minutes 07 seconds a distance of 247.44 Feet; Thence turn left 88 degrees 36 minutes 53 seconds a distance of 88.05 feet; Thence turn left 91 degrees 23 minutes 07 seconds 247.44 feet to the point of beginning.**

**Also a 20 foot easement for the purpose of ingress, egress and utilities between the above described parcel and the public road 10 feet on each side of the following described centerline; Commence at the SW corner of the above described parcel; thence run Northerly along the West line of said parcel is distance of 10 feet to the point at beginning; thence turn left 88 degrees 36 minutes 53 seconds a distance of 382.54 feet to the West side of the public road.**

