

**THIS INSTRUMENT WAS PREPARED BY:**

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GALLOWAY, SCOTT, MOSS & HANCOCK, LLC  
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Birmingham, AL 35209  
Telephone: (205) 949-5580

**Send Tax Notice To:**

Glenn Allen Powell  
Lynne R. Powell  
2055 Eagle Valley Drive  
Birmingham, AL 35242

**PROPERTY ADDRESS:**

#8 Laurel Valley  
Birmingham, AL 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA    )  
                                     :  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS:


THAT in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS in hand paid by the GRANTEES herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **THOMPSON REALTY CO., INC., an Alabama corporation** whose mailing address is 103 Carnoustie, Shoal Creek, AL 35242 (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto **GLENN ALLEN POWELL and wife, LYNNE R. POWELL** whose mailing address is 2055 Eagle Valley Drive, Birmingham, AL 35242 (hereinafter referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real property, located and situated in Jefferson County, Alabama, to-wit:

Lot 67, according to a Survey of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for 2016, and subsequent years or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto with any release of liability for injury or damage to persons

Shelby County, AL 12/02/2015  
State of Alabama  
Deed Tax: \$141.50

  
20151202000412480 1/4 \$164.50  
Shelby Cnty Judge of Probate, AL  
12/02/2015 02:51:21 PM FILED/CERT

or property as a result of the exercise of such rights as recorded in Book 129 at page 395, in the Probate Office of Shelby County, Alabama.

3. Right of way to Alabama Power Co. as recorded in Book 318 at page 588, Book 308 at page 651 and Book 133 at page 599, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of way to South Central Bell as recorded in Book 356 at page 420 and Book 306 at page 242, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Covenants, conditions and restrictions as set forth in the document recorded in Book 19 at page 861, Book 23 at page 564, Book 23 at page 567 and Book 370 at page 938, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Right of way to Water Works Board of Birmingham as recorded in Book 301 at page 398, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Right of way to Alabama Power Co. as recorded in Volume 21 at page 855, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Right of way to Shelby County as recorded in Book 196 at page 223, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Right of way to Alabama Power Co. as recorded in Volume 106 at page 516, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Right of way to Alabama Power Co. as recorded in Misc 26 at page 746 and Misc. 26 at page 848, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with right of survivorship, their heirs, personal representatives and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

Grantor does and for its successors and assigns, covenants and agrees with Grantees, their heirs, personal representatives and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, 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 above-described property against the lawful claims of all persons.



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Shelby Cnty Judge of Probate, AL  
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IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 30<sup>th</sup> day of November, 2015.

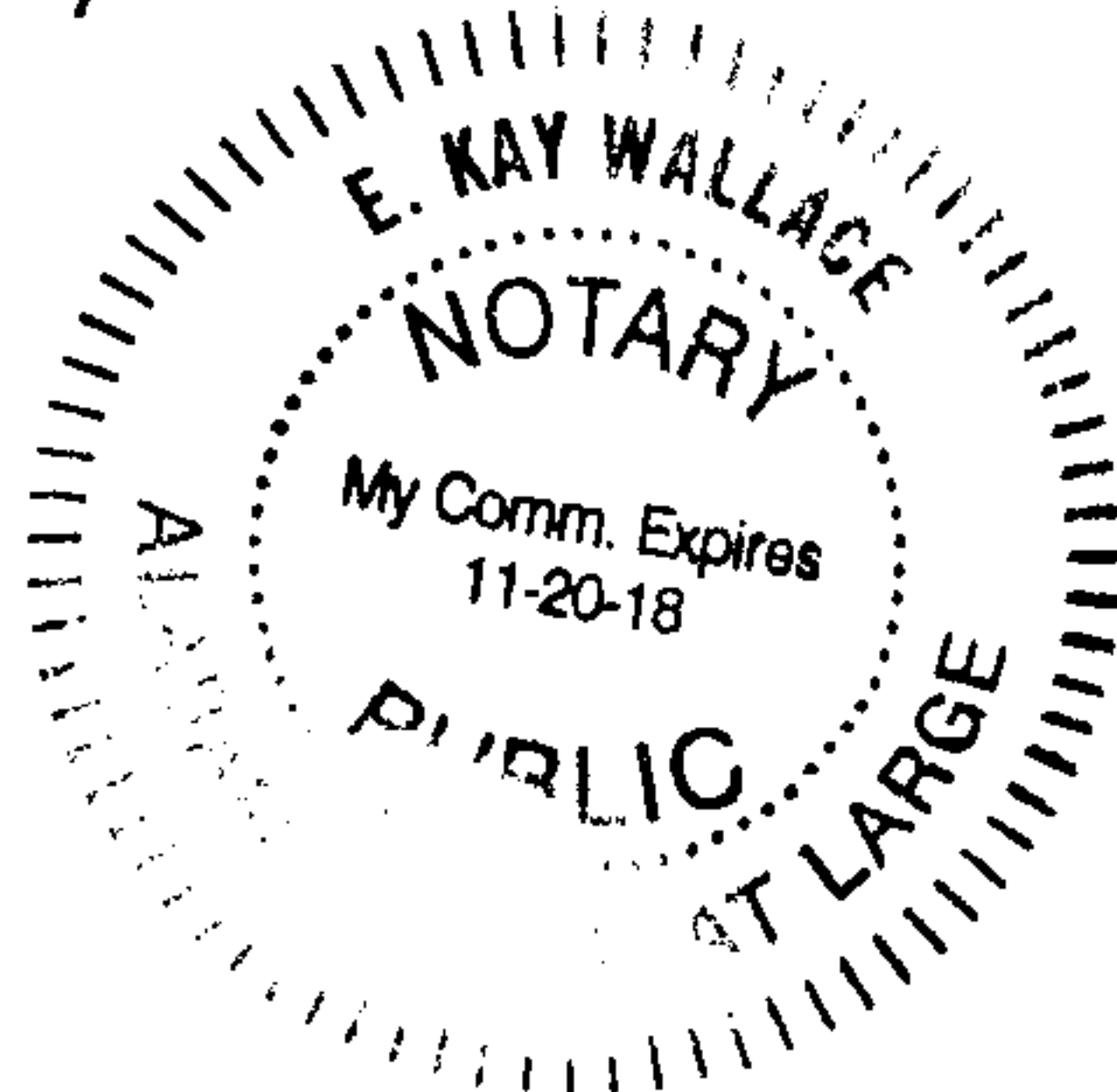
THOMPSON REALTY CO., INC.,  
an Alabama corporation

By: George C. Thompson, Sr.  
George C. Thompson, Sr.  
Its: CEO

STATE OF ALABAMA )  
:  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that George C. Thompson, Sr., whose name as CEO of Thompson Realty Co., Inc. an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily as and for the act of said corporation.

Given under my hand and official seal this 30<sup>th</sup> day of November, 2015.



E. Kay Wallace  
NOTARY PUBLIC  
My commission expires: 11/20/2018

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# REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama (1975) section 40-22-1

Grantor's Name: Thompson Realty Co, Inc.  
Mailing Address: 103 Carnoustie  
Shoal Creek, AL 35242

Property Address: #8 Laurel Valley  
Birmingham, AL 35242

Grantees' Names: Glenn Allen Powell  
Lynne R. Powell  
Mailing Address: 2055 Eagle Valley Drive  
Birmingham, AL 35242  
Date of Sale: November 30, 2015  
Total Purchase Price:  
or  
Actual Value:  
or  
Assessor's Market Value: \$141,420.00

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: Shelby County Tax Assessor's Records

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 Nov. 30, 2015

Print Frank C. Galloway III, Esq.

☐ Unattested

(verified by)

Sign

Frank C. Galloway III  
(Grantee's Attorney)

