

STATE OF ALABAMA)
COUNTY OF SHELBY)


20160511000158440 1/1 \$34.00
Shelby Cnty Judge of Probate, AL
05/11/2016 07:54:42 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of twenty thousand and no/100 Dollars (\$20,000.00) being the contract sales price, to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, J. POWERS CONSTRUCTION, LLC, an Alabama Limited Liability Company (GRANTOR) whose address is 5767 Chestnut Trace, Hoover, AL 35244 does grant, bargain, sell and convey unto Bobby Franklin and Patricia J. Franklin (GRANTEES) whose address is 1108 Paradise Cove Lane, Wilsonville, AL 35186 as joint tenants with right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:
LOT 79, ACCORDING TO THE SURVEY OF HERITAGE TRACE, PHASE I, SECTOR 2, AS RECORDED IN MAP BOOK 35, PAGE 81 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 141 Patriot Park, Montevallo, AL 35115

Subject to:

Advalorem taxes due October 01, 2016.

Restrictions, Easements and Set Back lines as shown on record map.

Title to all minerals and mining rights not owned by GRANTOR.

Terms, Conditions, Restrictions, Requirements, Authority to Levy Assessments, etc. contained in the Declaration of Protective Covenants as recorded in Inst# 20050307000105180, and Supplemental Declaration recorded in INST# 20060201000053670 and INST# 20060405000158110.

Easement to Alabama Power Company in INST# 20020826000463810

Restrictions, Covenants and Grant of Land Easement to Alabama Power Company in INST# 20050204000057370.

Grantor is a single member limited liability company.

TO HAVE AND TO HOLD unto the said GRANTEES as Joint Tenants with Right of Survivorship, their heirs 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 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantor** does for itself and its successors and assigns covenant with said **Grantees**, their heirs, successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it and its successors and assigns shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 2nd day of May, 2016.

J. POWERS CONSTRUCTION, LLC
An Alabama Limited Liability Company

By:

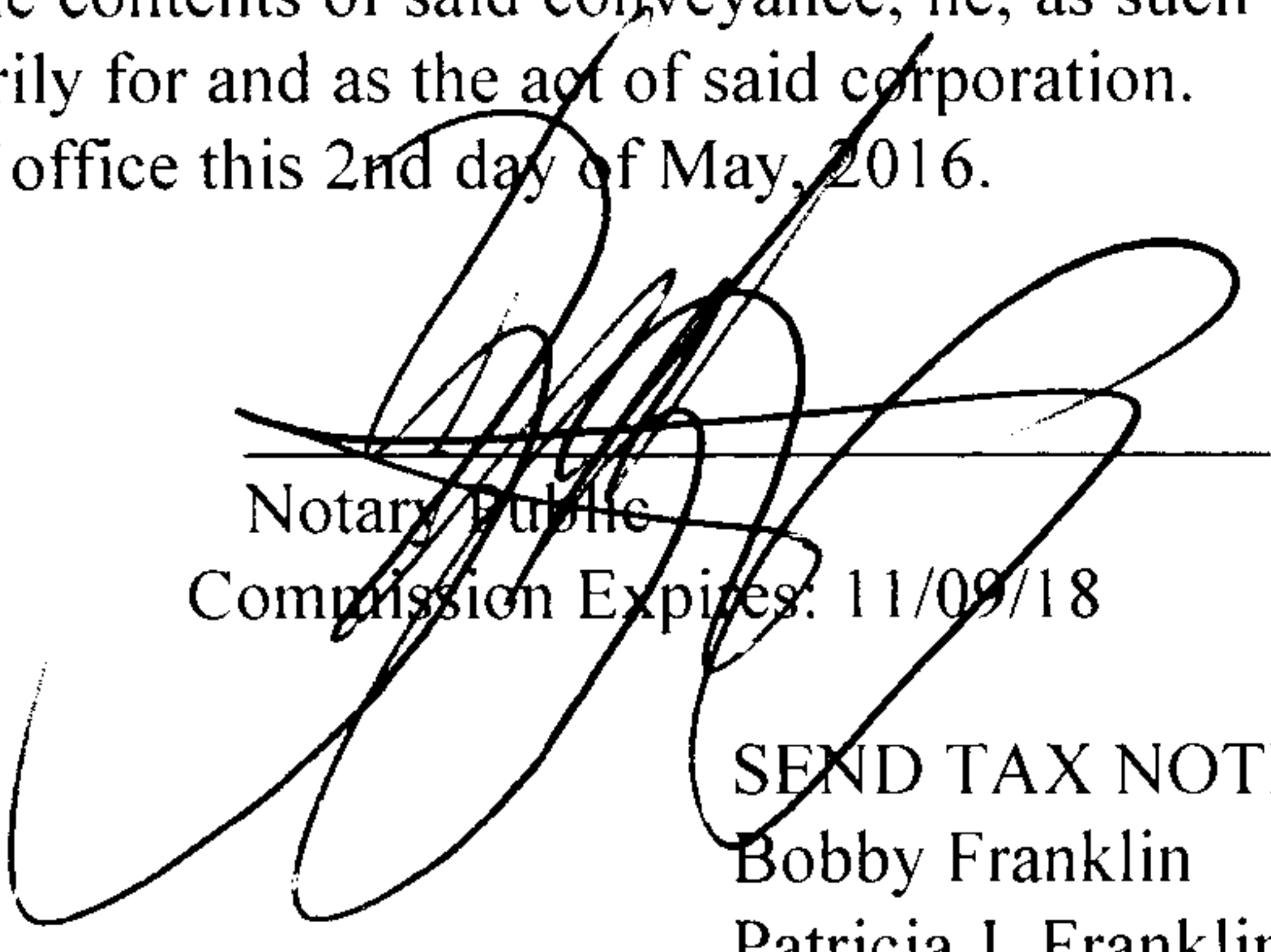

JAMES R. POWERS
ITS SOLE MEMBER

Shelby County, AL 05/11/2016
State of Alabama
Deed Tax: \$20.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that James R. Powers, whose name as sole member of J. POWERS CONSTRUCTION, LLC, an Alabama Limited Liability Company 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 said conveyance, he, as such sole member, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 2nd day of May, 2016.


Notary Public
Commission Expires: 11/09/18

PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205-879-3400

SEND TAX NOTICE TO:
Bobby Franklin
Patricia J. Franklin
1108 Paradise Cove Lane
Wilsonville, AL 352186
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