

This instrument was prepared by:

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3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:

Brenda Powell
257 Silver Creek Pkwy
Alabaster, AL 35007

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That, in consideration of \$177,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Jodie M. Alaimo formerly known as Jodie M. Ferguson and Joseph Alaimo, a married couple (the "Grantor", whether one or more), whose mailing address is

136 Heather Ridge Drive, Pelham, AL 35124, do hereby grant, bargain, sell, and convey unto Brenda Powell and Virgil Powell (the "Grantees"), whose mailing address is 257 Silver Creek Pkwy Alabaster, AL 35007, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 257 Silver Creek Parkway, Alabaster, AL 35007; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$ - 0 - of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jodie M. Alaimo formerly known as Jodie M. Ferguson and Joseph Alaimo, a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 27th day of September, 2017.

Jodie M. Alaimo
Jodie M. Alaimo

Joseph Alaimo
Joseph Alaimo

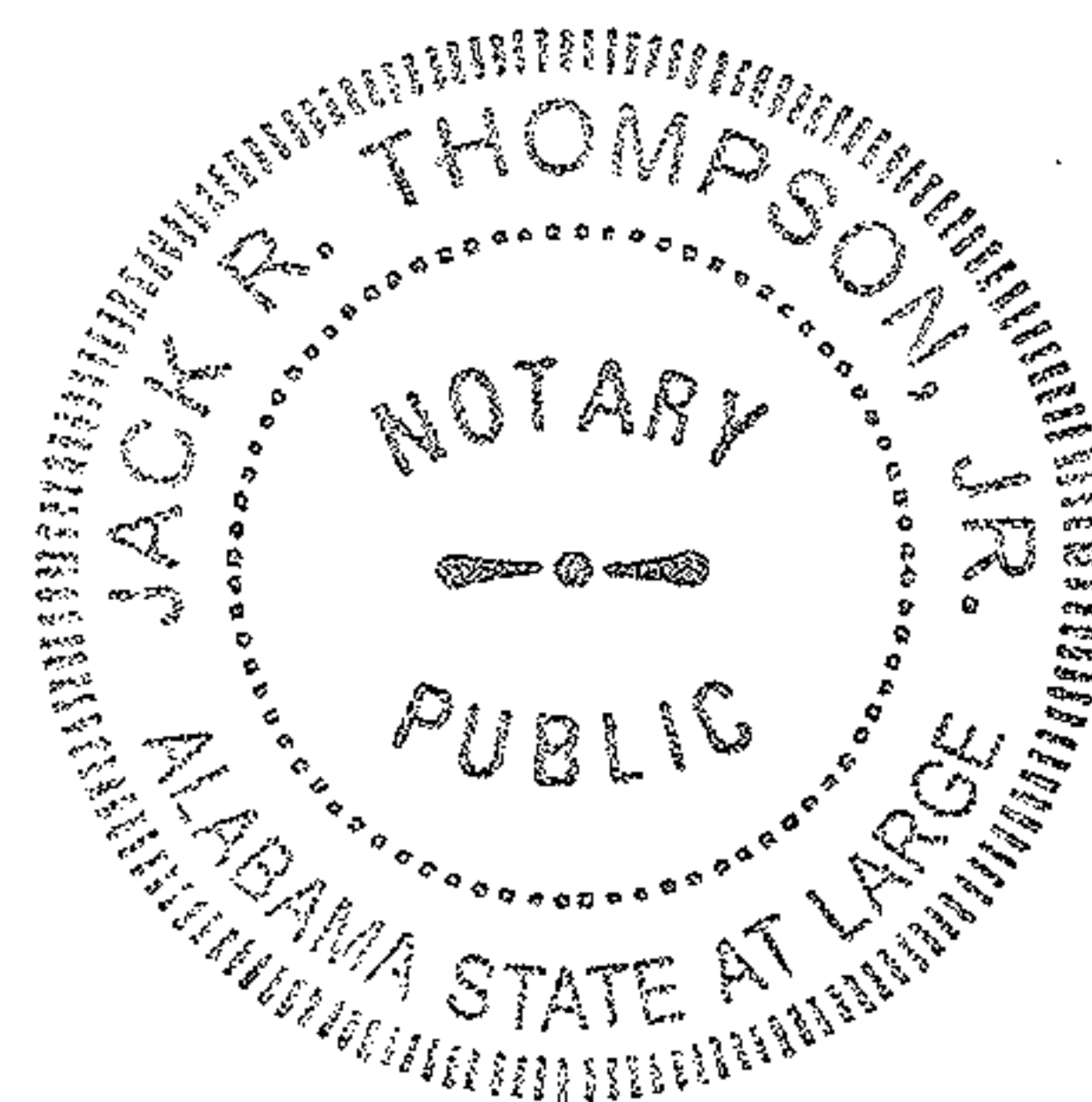
State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jodie M. Alaimo, formerly known as Jodie M. Ferguson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 27th day of September, 2017.

[Signature]
Notary Public

Commission Expires: 10/31/2020



S17-1710ACDF

EXHIBIT "A"
Legal Description

Lot 13, according to the Survey of Silver Creek, Sector 2, Phase 2, as recorded in Map Book 31, Page 95, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2017 11:52:09 AM
\$195.00 CHERRY
20171002000357490

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed text of the official record.