

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

Prepared by:
Sandy Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

20180208000041830
02/08/2018 12:00:16 PM
DEEDS 1/1

Send Tax Notice To:
Kenneth H. Powers, Jr.
5017 Eagle Crest Rd.
Birmingham 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

1/2 Interest Value: \$178,000.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Dollar and No Cents (\$1.00) and other good and valuable consideration** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Kenneth H. Powers Jr., an unmarried man, whose mailing address is:

5017 Eagle Crest Road, Birmingham, AL 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kenneth H. Powers, Jr. and Tina Li Powers, whose mailing address is:

5017 Eagle Crest Rd., Birmingham 35242

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 5017 Eagle Crest Rd., Birmingham 35242 to-wit:

Lot 525, Eagle Point 5th Sector, as recorded in Map Book 18, Page 138 in the Office of the Judge of Probate of Shelby County, Alabama, said parcel being further identified as Parcel ID #093010006025000 in the Property Tax Records of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

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 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, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 1st day of February, 2018.

Kenneth H. Powers, Jr.
Kenneth H. Powers Jr.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/08/2018 12:00:16 PM
\$193.00 CHERRY
20180208000041830

[Signature]

State of Alabama
County of Shelby

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

Given under my hand and official seal this the 1st day of February, 2018
Sandy Johnson
Notary Public, State of Alabama
Sandy Johnson
Printed Name of Notary
My Commission Expires: February 02, 2019

