

Send Tax Notice to:

108 Canter Way  
Alabaster, AL 35007

20190219000052270

02/19/2019 09:49:16 AM

DEEDS 1/2

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Fifty-Five Thousand and 00/100 Dollars (\$355,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **John D. Powell, a single person** (herein referred to as grantor, whether one or more) whose mailing address is , grant, bargain, 11450 Asbury Circle, Apt 401, Soloman, Maryland 20688 sell and convey unto **Lorenzo Eagan and Denis Eagan** (herein referred to as grantees) whose mailing address is 108 Canter Way, Alabaster, AL 35007, for and during their joint lives as joint tenants 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 estate, situated in **Shelby** County, Alabama, property address of 108 Canter Way, Alabaster, AL 35007 to wit:

Unit 30, in Saddle Lake Farms Condominium, a Condominium located in Shelby County, Alabama as established by Declaration of Condominium as recorded in Instrument No. 1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc as recorded in Instrument No. 1995-17530, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided interest in the Common Elements of Saddle Lake Farms, Condominium as set out in the said Declaration of Condominium, said unit being more particularly described in the Floor Plans and architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, Page 20 A&B, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

John D. Powell is the surviving grantee of that deed recorded in Instrument No. 20140325000082150, in the Probate Office of Shelby County, Alabama; the other grantee Joyce M. Punch-Powell, having died on or about the 02/10/2018

\$255,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them 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 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 stated 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 warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

Deed effective 2-15-2019

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13 day of Feb, 2019

John D. Powell  
John D. Powell

STATE OF Maryland

Calvert  
County ss:

I, Sharon L. Madden, a Notary Public in and for said county in said state, hereby certify that **John D. Powell** 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 this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 13 day of **February, 2019**

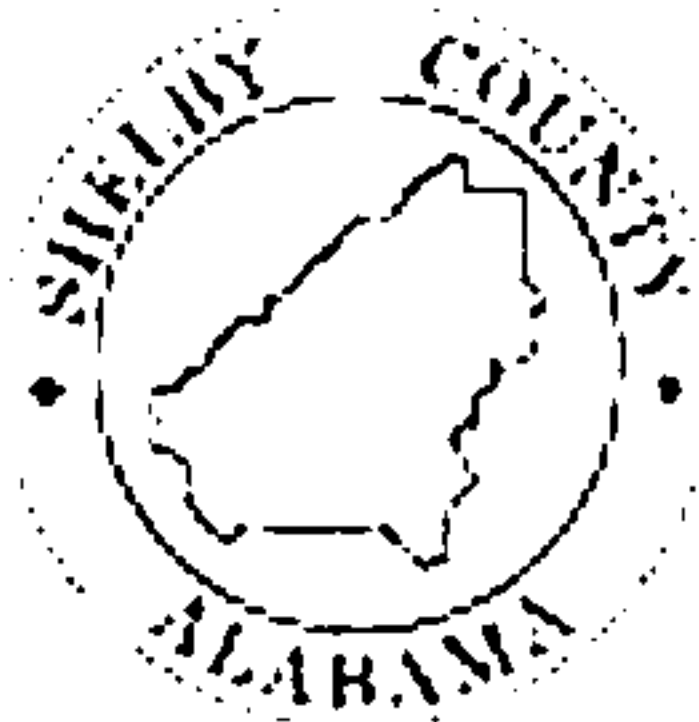
My Commission Expires:

Sharon L. Madden  
Notary Public

SHARON L. MADDEN  
Notary Public-Maryland  
St. Mary's County  
My Commission Expires  
November 02, 2022

(S E A L)

This instrument was prepared by:  
Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr, LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
(205) 410-7591



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/19/2019 09:49:16 AM  
\$118.00 CHERRY  
20190219000052270

Allie S. Beal