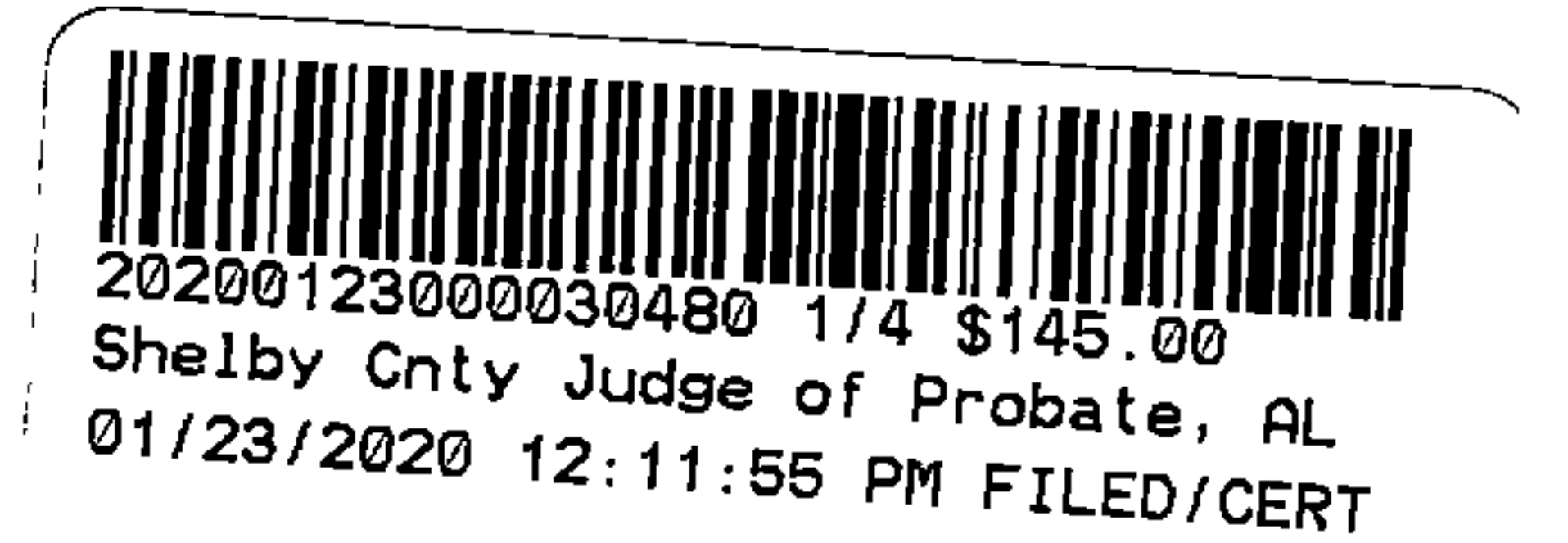


Send Tax Notice To & This Instrument Prepared By:
Douglas Scott Powers
2708 Highway 45
Sterrett, AL 35147



Warranty Deed
Jointly for Life with Remainder to Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *One Hundred Fourteen Thousand Dollars (\$114,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt of which is hereby acknowledged, I or we,
Deloras Wills Powers, an unmarried woman,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Douglas Scott Powers and Susan R. Powers,
(herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description

John C. Powers, one of the grantees in that certain deed as recorded in Real Record Book 201, Page(s) 17-18, in the Probate Office of Shelby County, Alabama, is now deceased, having died testate on or about December 29, 2009, Shelby County, Alabama Probate Court Case Number PR-2010-000163.

To Have and to Hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and/or 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, his, her or 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 grantee(s), his, her or 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
9th day of January, 2020.

Deloras Wills Powers (Seal)
Deloras Wills Powers

STATE OF ALABAMA
COUNTY OF SHELBY

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Deloras Wills Powers**, 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 this 9th day of January, 2020.



Notary Public

My Commission Expires: 10-6-2023

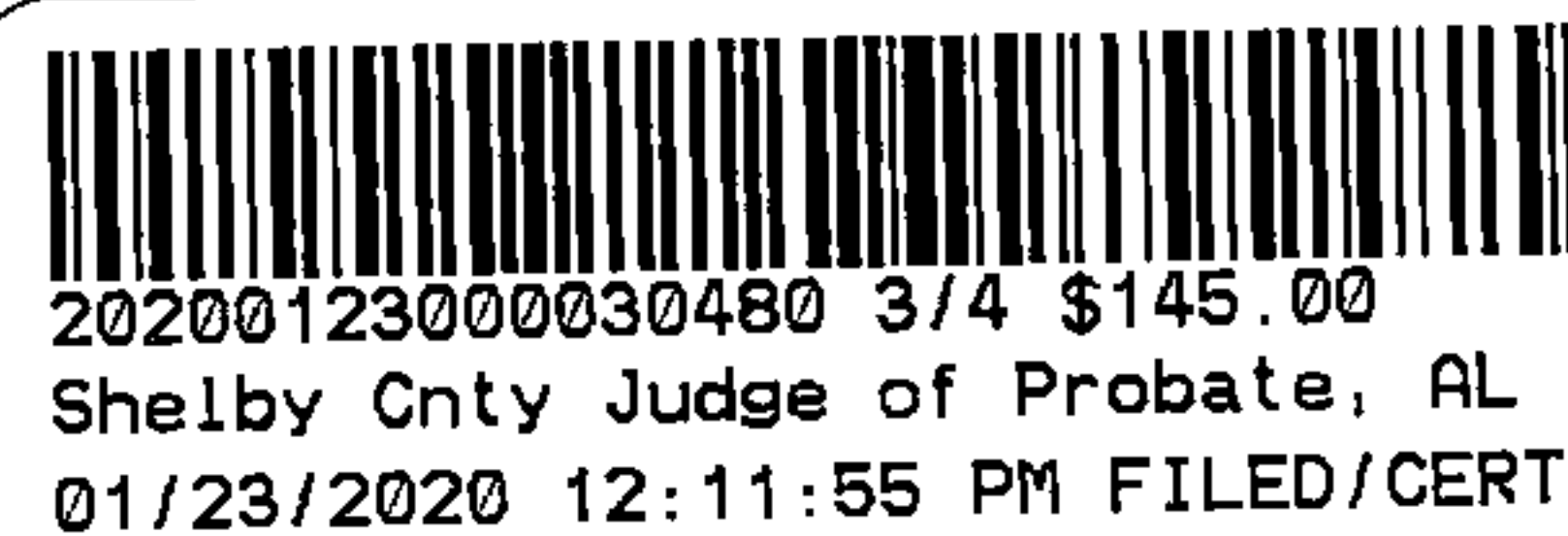


20200123000030480 2/4 \$145.00
Shelby Cnty Judge of Probate, AL
01/23/2020 12:11:55 PM FILED/CERT

Exhibit "A" Legal Description

Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4, Section 14, Township 18 South, Range 1 East, Shelby County, Alabama and run West for 1.79 feet; thence run South 04 degrees, 15 minutes, 02 seconds West for 196.28 feet to the POINT OF BEGINNING; thence continue along last said course for 400.44 feet; thence run South 85 degrees, 31 minutes, 06 seconds East for 485.28 feet; thence run South 04 degrees, 28 minutes, 55 seconds West for 857.05 feet; thence run North 46 degrees, 47 minutes, 40 seconds East for 138.59 feet; thence run North 63 degrees, 35 minutes, 22 seconds East for 63.44 feet; thence run North 59 degrees, 25 minutes, 35 seconds East for 33.51 feet; thence run South 88 degrees, 19 minutes, 36 seconds East for 69.30 feet; thence run South 86 degrees, 36 minutes, 29 seconds East for 56.21 feet; thence run North 53 degrees, 32 minutes, 33 seconds East for 39.32 feet; thence run North 27 degrees, 23 minutes, 15 seconds East for 121.82 feet; thence run North 11 degrees, 49 minutes, 22 seconds East for 70.44 feet; thence run North 59 degrees, 14 minutes, 59 seconds East for 26.47 feet; thence run South 89 degrees, 14 minutes, 58 seconds East for 119.62 feet; thence run North 11 degrees, 07 minutes, 10 seconds East for 460.53 feet; thence run South 87 degrees, 26 minutes, 05 seconds East for 385.88 feet; thence run North 03 degrees, 32 minutes, 07 seconds East for 599.57 feet; thence run South 82 degrees, 36 minutes, 13 seconds West for 1,365.85 feet to the POINT OF BEGINNING. According to the survey dated January 30, 1988 by Larry W. Carver, AL Reg. No. 15454.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Deloras Wills Powers	Grantee's Name	Douglas Scott Powers and
Mailing Address	2708 Highway 45	Mailing Address	Susan R. Powers
	Sterrett, AL 35147		2708 Highway 45
			Sterrett, AL 35147
Property Address	2716 Highway 45	Date of Sale	January 9, 2020
	Sterrett, AL 35147	Total Purchase Price \$	114,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value \$	

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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	1-9-2020	Print	Bryan Gregg
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one