

This Instrument was Prepared by:  
Sandy F. Johnson  
South Oak Title Pelham, LLC  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To: Jimmy R. Powers  
Linda J. Powers  
Camille L. Stoian  
24 Beech Circle  
Chelsea, AL 35043

File No.: 44444-22-0431

## **WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

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State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Triple Oaks Investments, LLC, An Alabama Limited Liability Company**, whose mailing address is:

**4101 Highway 42 Calera, AL 35040**

(herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jimmy R. Powers, Linda J. Powers, and Camille L. Stoian**, whose mailing address is:

**24 Beech Circle, Chelsea, AL 35043**

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **645 14th St., Calera, AL 35040**; to wit;

Lots 11 and 12 in Block 62, according to J. H. Dunstan's Map and Survey of the Town of Calera, Alabama, recorded in the Probate Office of Shelby County, Alabama.


Subject to: Easements, Restrictions, and Rights of Way of Record.

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 assigns of such survivor forever, together with every contingent remainder and right of reversion..

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

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, Jamie A. Higdon, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of May, 2022.

TRIPLE OAKS INVESTMENTS, LLC


  
\_\_\_\_\_  
Jamie A. Higdon  
Managing Member

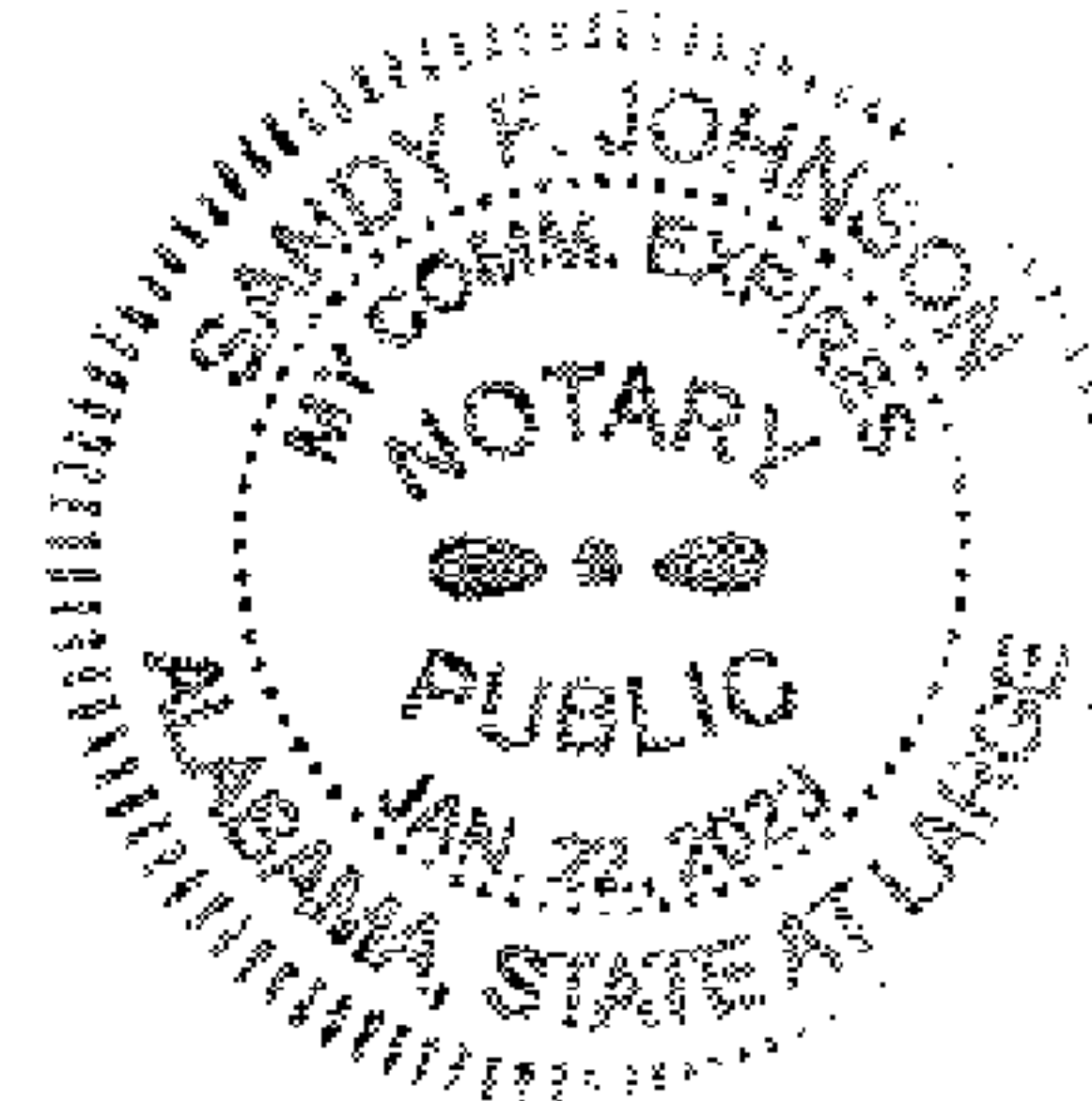
State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Jamie A. Higdon, Managing Member of Triple Oaks Investments, LLC 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 the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 11th day of May, 2022.

  
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Notary Public, State of Alabama  
Sandy F. Johnson  
My Commission Expires: January 22, 2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/13/2022 12:22:15 PM  
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