

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2024-12-6927
Documentary Evidence: Sales Contract

Send Tax Notice To:

James J. Houston and
Dawn Houston
1726 Mountain Laurel Lane
Hoover, AL 35244
(Grantees' Mailing Address and
Address of the Property)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Five Thousand and 00/100 Dollars (\$305,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **Lagena R. Powell, and Gena P. Sullivan, as Trustees under the Powell Living Trust dated February 18, 2004 and any amendments thereto and spouse**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **James J. Houston and Dawn Houston**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 61, according to the survey of Davenport's Addition to Riverchase West Sector 3, as recorded in Map Book 8, page 53 A, B & C, in the Probate Office of Shelby County, Alabama.

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 13th day of January, 2024.

Lagena R. Powell, Trustee (Seal)
Lagena R. Powell, as Trustees under the Powell Living
Trust dated February 18, 2004 and any amendments
thereto

Gena P. Sullivan, Trustee (Seal)
Gena P. Sullivan, as Trustees under the Powell
Living Trust dated February 18, 2004 and any
amendments thereto

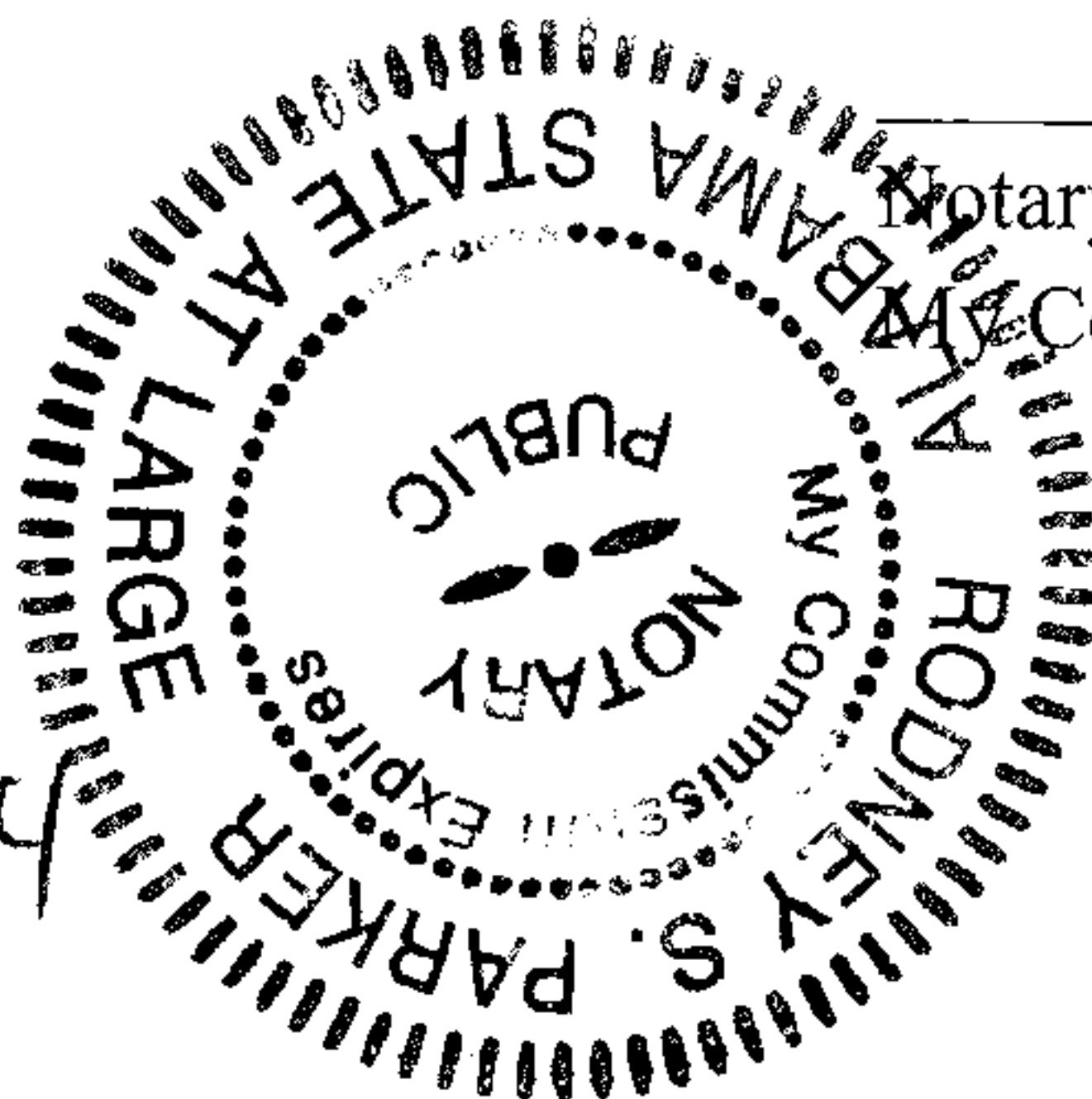
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lagena R. Powell, and Gena P. Sullivan, as Trustees under the Powell Living Trust dated February 18, 2004**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they in their capacity as Trustees, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 13th day of January, 2024.

Grantors' Mailing Address:

5440 Villa Trace
Hoover, AL 35244



Rodney S. Parker
Notary Public
My Commission Expires: 11/27/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/24/2025 10:21:27 AM
\$330.00 JOANN
20250124000023310

Allie S. Bayl