

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

This instrument was prepared by

(Name) Courtney H. Mason Jr.
(Address) P.O. Box 360187
Birmingham Al. 35236-0187



845-

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Ten Thousand Five Hundred Eighty-Nine and 73/100th (\$110,589.73) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
George W. Porter and Ella S. Porter, formerly husband and wife, now both single
(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth Warren and wife Ann Warren

(herein referred to as GRANTEES) for and during their joint lives 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 to-wit:

See attached Exhibit "A"

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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 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 warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set our hand(s) and seal(s), this 9th day of August, 19 85

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)

George W. Porter (Seal)
George W. Porter
Ella S. Porter (Seal)
Ella S. Porter (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that George W. Porter and Ella S. Porter, formerly husband and wife, now both single whose name S are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of August, A. D. 19 85

EXHIBIT "A"

Begin at the Northeast corner of the SE 1/4 of the SW 1/4 of Section 15, Township 21 South, Range 3 West; thence West along the North line of said quarter-quarter section 800 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 261.91 feet; thence turn an angle to the left and run South and parallel to the Westerly boundary line of said quarter-quarter a distance of 634.5 feet to a 50 foot road; thence turn 88 degrees 30 minutes left along 50 foot road 261.91 feet; thence 91 degrees 24 minutes left 635.28 feet to point of beginning. Said property situated in the SE 1/4 of the SW 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to First Federal Savings and Loan Association of Chilton County as recorded in Mortgage Volume 326, Page 278, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantees' Address: 140 Tall Timber Road
Alabaster, Alabama 35007

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>111.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>117.00</u>

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 AUG 15 AM 9:33

Thomas W. ...
JUDGE OF PROBATE

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