

SEND TAX NOTICE TO:
V. Philip Portera & Sandra G. Portera
3324 Afton Lane
Birmingham, Alabama 35243

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.

P.O. Box 11244
Birmingham, AL 35202-1244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents.

That in consideration of ONE HUNDRED NINETY-NINE THOUSAND, NINE HUNDRED & No/ DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Jack A. Harris, a married man,

(herein referred to as grantors) do grant, bargain, sell and convey unto

V. Philip Portera and Sandra G. Portera

(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:

Lot 3, Block 4, according to the Plat of Woodford, a subdivision of Inverness, as recorded in Map Book 8, at Page 51 A, B, C & D, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) A 10 foot easement along the Southeasterly lot line for public utilities as shown by record plat; (3) Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 38, at Page 380 in said Probate Office; (4) Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 38, Page 455 and covenants pertaining thereto recorded in Misc. Book 38, Page 454, in Probate Office; (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 48, Page 427 and Deed Book 64, Page 267 in Probate Office.

\$189,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This property is not the homestead of the grantor.

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:

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, I have hereunto set my hand and seal, this 8th day of November 19 85

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

1985 NOV 15 AM 8:50

State of ALABAMA

JEFFERSON

COUNTY

I, the undersigned Jack A. Harris, a married man, hereby certify that whose name is signed to the foregoing conveyance, and who is me on this day, that, being informed of the contents of the conveyance he on the day the same bears date.

Given under my hand and official seal this 8th day of November

a Notary Public in and for said County, in said State,

known to me, acknowledged before executed the same voluntarily