

This instrument was prepared by:

(Name) James R. Moncus, Jr.  
(Address) 1318 Alford Avenue, Suite 102  
Birmingham, Alabama 35226

Send Tax Notice to:

(Name) Larry S. and Debra C. Abbott  
(Address) 109 Tradewinds Circle  
Helena, Alabama 35080**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 EIGHT THOUSAND NINE HUNDRED AND NO/100----- DOLLARSthe undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,  
MILDRED L. HILLEY, AN UNMARRIED WOMAN,  
herein referred to as grantors), do grant, bargain, sell and convey unto  
LARRY S. ABBOTT AND WIFE, DEBRA C. ABBOTT,

herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 25, according to the Survey of the Third Sector of Portsouth, as recorded in  
Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.**SUBJECT TO:**

1. Current ad valorem taxes.
2. Easements, rights-of-way, restrictions, rights and agreements of record.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 246, Page 97; and Deed Book 259, Page 171.

(\$112,150.00 of the purchase price was paid from a mortgage loan closed  
simultaneously with delivery of this deed.)

09/19/1996-31090  
03:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 REC 9.30

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever,  
it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint  
lives of the grantees herein) in the event 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 and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 13th  
day of September, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

Mildred L. Hilley (Seal)  
MILDRED L. HILLEY

(Seal)

(Seal)

**STATE OF ALABAMA**JEFFERSON County } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Mildred L. Hilley, an unmarried woman, whose name 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 conveyance,  
she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of September, A.D., 19 96.

2/23/2000

My Commission Expires:

Notary Public

Inst # 1996-31090