

This instrument was prepared by  
(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Thomas L. Porter  
name  
1914 Highway 58  
address  
Helena, AL 35080

Inst # 1997-27734

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100-----  
----- DOLLARS (\$72,500.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Terri Selman and husband, Gregory R. Selman

(herein referred to as grantors) do grant, bargain, sell and convey unto Thomas L. Porter and wife, Jennifer L. Porter

(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 7, according to the Survey of Somerset Townhomes, as recorded in Map Book  
10, page 14, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.  
Subject to taxes for 1997.  
Subject to restrictions or covenants, easements, restrictions regarding  
Alabama Power Company, agreement with Alabama Power Company, and  
rights-of-way, of record.

\$ 72,002.00 of the purchase price was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

08/29/1997-27734  
10:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 9.00

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 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 26th  
day of August, 19 97.

\_\_\_\_\_(Seal) Terri Selman \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) Gregory R. Selman \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA  
Jefferson COUNTY  
General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that  
Terri Selman and husband, Gregory R. Selman  
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 26th day of August A.D., 1997

My Commission Expires:  
January 23, 1998

Larry L. Halcomb  
Notary Public