

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW 8907

(Address) COLUMBIANA, ALABAMA

Form 1-1-5 Rev. 1-65

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand Five Hundred and No/100 (\$4,500.00)----- DOLLARS

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

W. C. Billingsley and wife, Ethel-Billingsley

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

Richard C. Porter and Richard L. Porter

(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 1, First Addition to Triple Springs Subdivision, First Sector, as recorded in Map Book 6, page 51, in the Probate Records of Shelby County, Alabama.

Subject to restrictive covenants and conditions filed for record on August 12, 1975, in Miscellaneous Book 12, page 309, in the Probate Records of Shelby County, Alabama.

Subject to 40 building set back line and utility easements as shown on map of said subdivision

BOOK 305 PAGE 512

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1977 MAY 23 AM 9:07

19770523000049650 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/23/1977 12:00:00AM FILED/CERT

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE  
Fees: 1.50  
Fid 1.00  
\$ 7.00

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 21st day of May, 1977.

WITNESS:

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

W.C. Billingsley (Seal)  
Ethel Billingsley (Seal)  
..... (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 W. C. Billingsley and wife, Ethel Billingsley 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 21st day of May A. D., 1977.

Richard C. Porter  
P.O. # 26

Mary D. Thompson  
Notary Public.