

This instrument was prepared by

MICHAEL J. ROMEO

ATTORNEY AT LAW

(Name)

2010 CITY FEDERAL BLDG.

(Address)

BIRMINGHAM, AL. 35203

839

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Thousand Three Hundred & No/100----- DOLLARS
And Other Good and Valuable Consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Howard Neil Bailey & wife, Tillie Dale Bailey

(herein referred to as grantors) do grant, bargain, sell and convey unto
George W. Porter & wife, Ella S. 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:

Begin at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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 deg. 38' along 50 foot
road 261.91 feet; thence 91 deg. 24' left 635.28 feet to point of beginning. Said
property situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3
West, Shelby County, Alabama, and containing four acres, more or less.

Subject to easements and restrictions of record.

Grantees herein as a part of the consideration recited above assume and agree to pay that
certain mortgage to First Federal Savings & Loan Asso. of Chilton County, recorded in
Mortgage Book 326, page 278.



19781227000170710 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/27/1978 12:00:00AM FILED/CERT

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 18
day of Dec., 1978

WITNESS:

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

DEC 27 AM 8:20

Howard Neil Bailey
Howard Neil Bailey

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

Deed 80.50
Rec. 1.50
Dud. 1.00
83.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Howard Neil Bailey & wife, Tillie Dale Bailey
whose name 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 18 day of Dec. A. D., 1978

MICHAEL J. ROMEO

ATTORNEY AT LAW

2 FEDERAL BUILDING

Notary Public.