

SEND TAX TO:

George Porter

Rt. 1 Box 373

Helena, AL 35080

THIS INSTRUMENT PREPARED BY:

WILLIAM H. HALBROOKS

SUITE 820

#1 INDEPENDENCE PLAZA

BIRMINGHAM, AL 35203

311

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

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

That in consideration of Seventy Five Thousand Five Hundred and no/100----- DOLLARS  
and the assumption of the mortgages herein.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,  
Gerald E. Lowe an unmarried man

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

George W. Porter, Jr. and Faye Harvey 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:

"SEE ATTACHED SHEET FOR LEGAL DESCRIPTION"

Subject to taxes, easements and restrictions  
of record.

And as further consideration the grantee herein  
expressly assume and promise to pay that certain  
mortgage to Lyndol Crowson and Marvin R. Crowson as  
recorded in Real Vol. 380, page 776 and that certain  
mortgage to FEderal Land Bank of New Orleans as  
recorded in Mortgage Vol. 345, page 349, in said  
Probate Office, according to the terms and conditions  
of said mortgage and the indebtedness thereby secured.

\$45,500.00 of the purchase price was paid from a second  
mortgage closed simultaneously herewith.

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 admini-  
strators 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 24th  
day of September, 1982.

WITNESS:

Gerald E. Lowe

State of

ALABAMA  
JEFFESON

COUNTY

General Acknowledgement

I, the undersigned  
hereby certify that Gerald E. Lowe, unmarried man  
whose name is signed to the foregoing conveyance, and who  
me on this day, that, being informed of the contents of the conveyance  
on the day the same bears date.

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

is known to me, acknowledged before  
he executed the same voluntarily

Given under my hand and official seal this 24th day of September A.D. 1982

Commencing at the SE corner of the NE 1/4 of NE 1/4 Section 15, Township 22 South, Range 2 West, the point of beginning of the herein described land; thence west along the south boundary of said 1/4 1/4 a distance of 1,160.50 feet to a point on the east right of way line of a public road; thence northwesterly along said right of way line a distance of 1,536.40 feet to a point; thence northeasterly a distance of 1,015.50 feet to a point on the east boundary of the SW 1/4 of SE 1/4 Section 12, Township 22 South, Range 2 West, and said point being 330.00 feet south of the NE corner of said 1/4 1/4; thence east a distance of 2,640.00 feet to a point; the East boundary of the SW 1/4 of SW 1/4 Section 7, Township 22 South, Range 1 West and said point being 330.00 feet South of the NE corner of said 1/4 1/4; thence south a distance of 1,420.00 feet to a point; thence west a distance of 1,320.00 feet to a point; thence south a distance of 890.00 feet to the point of beginning. Said land being situated in the NE 1/4 of NE 1/4 and the NW 1/4 of NE 1/4 Section 17, Township 22 South, Range 2 West, and in the SE 1/4 of SE 1/4, and the SW 1/4 of SE 1/4 Section 12, Township 22 South, Range 2 West, and the SW 1/4 of SW 1/4, Section 7, Township 22 South, Range 1 West, and in the NW 1/4 of NW 1/4 of Section 18, Township 22 South, Range 1 West, Shelby County, Alabama.

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1982 OCT 12 AM 9:23  
 see Mtg 423-929  
 JUDGE OF PROBATE

Land TAX	30.00
Rev	3.00
Ind	1.00
	<u>34.00</u>