

SEND TAX NOTICE TO:

(Name) Mr. William Hugh Porter, Jr.
8002 8th Avenue North
(Address) Birmingham, Alabama 35206

This instrument was prepared by

1064

(Name) Mike T. Atchison, Attorney at Law

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand, Six Hundred and 00/100 DOLLARS

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

Lillian D. Heath, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

William Hugh Porter, Jr. and wife Donna Taylor 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:

✓ SEE REVERSE SIDE FOR LEGAL DESCRIPTION:

\$7,100.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this August day of 19 83.

WITNESS:

(Seal)

Lillian D. Heath
Lillian D. Heath

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lillian D. Heath, 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

20th

day of

August

A. D., 19 83

Lillian D. Heath
251 15th St N
Birmingham, AL 35204

James K. O'Connell
Notary Public

LEGAL DESCRIPTION

Commencing at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 19 South, Range 1 West, thence North along the East line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, a distance of 410.84 feet to the point of beginning. Thence from point of beginning continue along East line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 289.49 feet to a point, thence deflecting left 88 deg. 39 min. a distance of 523.08 feet to a point, thence deflecting left 91 deg. 28 min. a distance of 30 feet to a point, thence deflecting left 89 deg. 57 min. a distance of 68.4 feet to a point, thence deflecting right 56 deg. 15 min. a distance of 326.77 feet to a point, thence deflecting left 56 deg. 15 min. a distance of 274.30 feet to the point of beginning. According to the survey of Ralph R. Pippin, Reg. No. 1156 and dated 3rd August 1983.

A non-exclusive 60 ft. easement for ingress and egress shown above, the South line of said 60 ft. easement being more particularly described as follows: An easement situated in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and the SW Quarter of the NW Quarter of Section 10, Township 19 South, Range 1 West, in Shelby County, Alabama commencing at the SE corner of the SE Quarter of the NW Quarter of Section 10; Thence north along east line of SE Quarter of the NW Quarter a distance of 410.84 ft. to a point; Thence deflecting left 90 deg. 04 min. a distance of 1012.15 feet to a point, thence deflecting right 08 deg. 53 min. a distance of 630.00 feet to the point of beginning. Said point of beginning centerline of old Dunnivant Road, from point of beginning deflecting 180 deg. 00 min. a distance of 106.8 ft. to a point; Thence deflecting left 29 deg. 52 min. a distance of 199.30 ft. to a point, thence deflecting right 12 deg. 45 min. a distance of 75.30 ft. to a point, thence deflecting left 26 deg. 58 min. a distance of 207.90 ft. to a point, thence deflecting right 37 deg. 24 min. a distance of 572.5 ft. to a point, said point being the ending of the south line of said 60 ft. easement.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1983 AUG 22 AM 9:38
W. H. H. 435-491
Thomas R. Snowden, Jr.
JUDGE OF PROBATE

Deed Tax	2.50
Rec	3.00
Ins	1.00
	6.50

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.