

(Name) Mr. Robert B. Porter
1207 Woodland Village
 (Address) Birmingham, Alabama 35216

This instrument was prepared by 1062

(Name) Mike T. Atchison, Attorney

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

Form 1-1-5 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

Robert B. Porter and wife, Nancy Ross 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 LEGAL DESCRIPTION ON REVERSE SIDE.

\$7,600.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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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 (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
[Signature] 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 700.33 ft. 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 255.00 feet to a point, thence deflecting left 100 deg. 50 min. a distance of 533.14 ft. to a point, thence deflecting left 79 deg. 17 min. a distance of 142.50 ft. to a point, thence deflecting left 88 deg. 32 min. a distance of 523.08 ft. to the point of beginning. According to the survey of Ralph R. Pippin, Reg. No. 1156 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
DEED WAS FILED

1983 AUG 22 AM 9:36
H35-489
Thomas A. Shouder, Jr.
JUDGE OF PROBATE

Deed Tax	2.00
Rec	3.00
Grnd	1.00
	6.00

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



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