

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Glenn E. Porter

(Address) Rt 1 Shelby AL 35143

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

P. O. Box 1227

(Address) Columbiana, Alabama 35051-1227

Form 1-15 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 TEN THOUSAND and No/100 (\$10,000.00)-----DOLLARS

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

EMMERDELL C. ARMSTRONG, a widow,

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

GLENN E. PORTER and wife, JOYCE FAYE 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:

Lot numbers 2, 3, 4, 5 and 6 of Block number 118, according to Safford's Map of the Town of Shelby, Shelby County, Alabama prepared in the year 1890 and recorded in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT only to the following liens, encumbrances, easements and rights-of-way:

1. Taxes for 1984 and subsequent years. 1984 taxes are a lien, but not due and payable until October 1, 1984.

2. Easements and rights-of-way of record in the Office of the Judge of Probate of Shelby County, Alabama.

The consideration for this deed is paid from a loan of even date to the Grantees herein by Central State Bank, which loan is secured by a purchase money mortgage covering the above described real estate executed and delivered simultaneously with this deed.

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~~) 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 31st day of October, 19 83.

WITNESS:

(Seal)

Emmerdell C. Armstrong (Seal)

Emmerdell C. Armstrong

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emmerdell C. Armstrong, a widow, 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 31st day of October, A. D. 19 83

Central State Bank

Virginia J. R...

Notary Public

BOOK 351 PAGE 387