

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Charles A. J. Beavers, Jr.
ADDRESS 813 Shades Creek Parkway
Birmingham, Alabama 35209

James W. Porter II and Sharon L. Porter
5294 South Broken Bow Drive
Birmingham, Alabama 35243

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA

State of Alabama

JEFFERSON

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Seventy Thousand and No/100 Dollars (\$70,000.00)

to the undersigned grantor, Thomas Neill Construction Company, Inc.
a corporation, in hand paid by James W. Porter II and Sharon L. Porter
the receipt whereof is acknowledged, the said Thomas Neill Construction Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said James W. Porter II and Sharon L. Porter

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 2, according to Broken Bow, 1st Addition, 2nd Phase, as recorded in Map
Book 8, page 139, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Building setback line of 35 feet reserved from South Broken Bow Drive as shown by plat.
2. 10 foot easement on the south side as shown by recorded plat.
3. Restrictions, covenants, and conditions as set out in instrument recorded in Misc. Book 53, page 238, in said Probate Office.
4. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 124, page 561, and Deed Book 166, page 169, in said Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto including rights conveyed in Deed Book 81, page 171, in said Probate Office.
6. Current taxes.

\$65,000.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said James W. Porter II and Sharon L. Porter,
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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Thomas Neill Construction Company, Inc. does for itself, its successors

and assigns, covenant with said James W. Porter II and Sharon L. Porter, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said James W. Porter II and Sharon L. Porter, their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Thomas Neill Construction Company, Inc.

signature by Thomas D. Neill has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, Its President,
on this 2nd day of February, 1984.

ATTEST:

THOMAS NEILL CONSTRUCTION COMPANY, INC.

By

Secretary.

Thomas D. Neill

President

CHARLES A. J. BEAVERS, JR.
ATTORNEY AT LAW
813 Shades Creek Parkway, Suite 200
BIRMINGHAM, AL 35209

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

CORPORATION
WARRANTY DEED

TO

State of Alabama

JEFFERSON

COUNTY;

I, Charles A. J. Beavers, Jr., a Notary Public in and for said county in said state, hereby certify that Thomas D. Neill whose name as President of the Thomas Neill Construction Company, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 2nd day of February, 1984.

Charles A. J. Beavers, Jr.
Notary Public

ALABAMA SECRET CO.
I CERTIFY THIS
DEED WAS FILED
1984 FEB -6 AM 10:34
Me Mtg 443-SI
Thomas D. Neill, Jr.
OFFICE OF PROBATE

Deed TAX \$5.00
Rec 3.00
Fred 1.00
4.00