

(Name) Anthony J. Porter

(Address) 41 - Bay 758 Leeds, Ge.
35094

This instrument was prepared by

(Name) Dale Corley - Attorney

2100 16th Ave. So.

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FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty four thousand and no/100 ----- (\$24,000.00) ----- DOLLARS

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

Kenneth S. Blaylock and wife Lynne S. Blaylock

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

Anthony J. Portera Jr. and wife Martha J. Portera

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the NE corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 28, Township 19, Range 1 East; thence west along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 330 feet to the point of beginning; thence continue west along said line for an additional 330 feet; thence south approximately 1320 feet to the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence east along said south line approximately 660 feet to the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence north along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to a point located 660 feet south of the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence west 330 feet; thence north 660 feet to the point of beginning subject to easement or right-of-way for U.S. Highway 280 (Florida Short Route) in the northerly portion of said property situated in Shelby County, Alabama.

Subject ot existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$ of the purchase price recited above was paid from mortgage loan closed simultaneously herewith. RECORDING FEES

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 AUG -5 PM 1:33

Thomas W. Hamilton, Jr.
JUDGE OF PROBATE

Mortgage Tax	\$	
Deed Tax		<u>24.00</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>

TOTAL \$ 27.50

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, we have hereunto set OUR hand(s) and seal(s), this 23rd

day of July, 19 85

WITNESS:

(Seal)

(Seal)

(Seal)

Kenneth S. Blaylock (Seal)
Kenneth S. Blaylock

Lynne S. Blaylock (Seal)
Lynne S. Blaylock

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned

_____, a Notary Public in and for said County, in said State, hereby certify that Kenneth S. Blaylock and wife Lynne S. Blaylock

whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July, A.D. 19 85

Judith Z. Waltman
Notary Public.