

STATE OF ALABAMA
SHELBY COUNTY

426

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand Six Hundred and 00/100 DOLLARS, (\$15,600.00) to the undersigned Roger Allen Porter, a married man, herein designated as "Grantor", in hand paid by Sharon Ann Porter, herein designated as "Grantee", the receipt of which is hereby acknowledged, the said Grantor does by these presents, Grant, Bargain, Sell, and Convey unto said Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 13, according to the survey of Monte Tierra, 1st Addition as recorded in Map Book 6, Page 93, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

and as further consideration, the grantees herein expressly assume and promise to pay that certain mortgage to Collateral Investment Company as recorded in Mortgage Book 380 Page 01 and assigned to Federal National Mortgage Association by instrument recorded in Misc. Book 26 Page 530, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

THE FULL PURCHASE PRICE HEREIN IS SECURED BY NOTE AND MORTGAGE.

Grantee and Grantor are husband and wife and this conveyance is made as part of a domestic relations settlement (DR-89-122).

And the Grantor covenants and agrees to and with the Grantee, that the Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the Grantor will WARRANT AND DEFEND the above described property against all persons lawfully claiming or attempting to claim the same by, through, or under the Grantor, only for charges and encumbrances arising through the actions of Grantor and her agents.

TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 2nd day of May, 1989.

Roger Allen Porter
Roger Allen Porter

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roger Allen Porter whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 1989.

Sharon Ann Porter
Notary Public

NOTARY PUBLIC
SHELBY COUNTY, ALABAMA

89 JUN -7 AM 10:15

[Signature]
JUDGE OF PROBATE

- 1. Deed Tax \$ see Mtg 238 Page 344
- 2. Mtg. Tax NO TAX COLLECTED
- 3. Recording Fee 2.50
- 4. Indexing Fee 3.00
- TOTAL 5.50

BOOK 241 PAGE 720