

SEND TAX NOTICE TO:

(Name) Edward P. Porter

This instrument was prepared by

(Address) _____

(Name) Lipscomb & Lipscomb

(Address) 210 N. 18th Street, Bessemer, Ala. 35020

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 Eight Thousand and 00/100 (\$8000.0.....) DOLLARS

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

James J. Allen, Sr.

(herein referred to as grantors) do grant, bargain, sell and convey unto Edward P. Porter and wife, Peggy B. Porter, my undivided interest,

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

Shelby

County, Alabama to-wit:

Begin at the Southeast Corner of Section 7, Township 21 South, Range 2 East and run West for 481.5 feet to the East right of way of County Road #103; thence turn 129 degrees 50 minutes 43 seconds right and run Northeasterly along said right of way line for 323.30 feet; thence turn 28 degrees 37 minutes 23 seconds left and run Northerly along said right of way line for 64.0 feet; thence turn 78 degrees 46 minutes 40 seconds right and run East 324.90 feet to the Coosa River; thence turn right 70 degrees 10 minutes 33 seconds right and run Southeasterly for 106.30 feet; thence turn 9 degrees 06 minutes 42 seconds left and continue southeasterly along said Coosa River for 241.10 feet to a point on the South line of Section 8; thence turn 118 degrees 56 minutes 09 seconds right and run West for 215.70 feet to the point of Beginning. Said tract containing 3.48 acres, more or less.

Less and except a right of way across the N.W. corner for a private drive for Dewey Smith. (The above described property does not constitute any part of the homestead of the above grantor.)

Dead Tax	0.00
Mtg. Tax	0.00
Recording Fee	2.50
Indexing Fee	1.00
Notary Fee	1.00
Certified Fee	1.00
Total	5.50

BOOK 286 PAGE 889

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 19th day of March 1990.

WITNESS:

Laura L. Pennington (Seal)
Louis J. Bryant (Seal)
Patsy S. Adams (Seal)

James J. Allen Sr. (Seal)
[Redacted] (Seal)
[Redacted] (Seal)

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

STATE OF ALABAMA

Mobile COUNTY

90 APR 11 PM 1:20

[Redacted] the undersigned _____ a Notary Public in and for said County, in said State, hereby certify that James J. Allen, Sr. 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March A. D. 1990.

Ed Porter