This form furnished by: **Cahaba Title, Inc.**

Eastern Office (205) 833-1571 FAX 833-1577

Riverchase Office (205) 988-5600 FAX 988-5905

1284

This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Mr. Charles Brent Portera
(Address) 221 Carl Nichols Drive
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT THOUSAND EIGHT HUNDRED FOUR AND NO/100ths ($8,804.00) DOLLARS.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Don Taylor, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Charles Brent Portera

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Block 1
Lot 6, according to a Resurvey of Laurel Cliffs as recorded in Map Book 12 page 35 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

GRANTEES HEREIN JOINTLY AND SEVERALLY HEREBY ASSUME AND COVENANT TO PERFORM ALL THE TERMS AND CONDITIONS OF THE OBLIGATIONS SET FORTH IN THAT CERTAIN PROMISSORY NOTE EXECUTED BY DON TAYLOR AND DELIVERED TO GULF AMERICAN, INC. IN THE AMOUNT OF $54,702.00 DATED JULY 20, 1988, AND THAT CERTAIN MORTGAGE, SECURING SAID PROMISSORY NOTE OF EVEN DATE THEREWITH, UPON THE PROPERTY CONVEYED IN THE DEED, WHICH MORTGAGE IS RECORDED IN BOOK 195 PAGE 369; SAID MORTGAGE WAS ASSIGNED TO FIRST NATIONAL BANK AS RECORDED IN REAL 300 PAGE 266 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE, INCLUDING, BUT NOT LIMITED TO, THE OBLIGATIONS TO REPAY THE DEBT.

BOOK 391 PAGE 675

1. Deed Tax	$ 9.00
2. Mtg. Tax	$ 3.50
3. Recording Fee	$ 3.00
4. Indexing Fee	$ 3.00
5. No Tax Fee	$
6. Certified Fee	$ 1.00
Total	$ 15.50

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11th day of February, 1992

92 FEB 28 AM 10:34

JUDGE OF PROBATE

Don Taylor (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY County } General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Don Taylor, a married man whose name(s) 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 11th day of February 19 92.

10-23-93 RICHARD D. MINK MY COMMISSION EXPIRES

Notary Public