

This form furnished by:

**Cahaba Title, Inc.**

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

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

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) Robert L. Porter, Sr.  
(Address) 7043 Bear Creek Road  
Sterrett, Alabama 35147

**WARRANTY DEED**

**STATE OF ALABAMA**

Shelby

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TWO HUNDRED SIXTY FOUR THOUSAND AND NO/100ths

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

Joseph J. Milazzo and wife, Mary L. Milazzo

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

Robert L. Porter, Sr. and wife, Joan P. Porter, Joint Tenants in common

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

Lot 1, according to the survey of Phase 1, Crystal Lake Estates, as recorded in  
Map Book 12, Page 16, in the Probate Office of Shelby County, Alabama. Mineral  
and mining rights excepted.

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

\$202,300.00 of the above recited purchase price was paid from a mortgage loan closed  
simultaneously herewith.

Inst # 1992-15110

07/27/1992-15110  
12:43 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 68.50

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 20th  
day of July, 19 92

(Seal)

(Seal)

(Seal)

Joseph J. Milazzo (Seal)  
Mary L. Milazzo (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 Joseph J. Milazzo and wife, Mary L. Milazzo

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

Given under my hand and official seal, this 20th day of July, 19 92

3-5-95  
COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3-5-95

Notary Public