

294-1197

03/16/1994-08450  
09:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HJS 35.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)  
This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & HARRIS  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

N. REESE PORTWOOD  
811 ST. CHARLES PLACE  
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ONE HUNDRED TWENTY THOUSAND and 00/100 (\$120,000.00) DOLLARS to the undersigned grantor, JACKIE WILLIAMS COMPANY, INC., a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto N. REESE PORTWOOD and TERI H. PORTWOOD, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 18, ACCORDING TO THE MAP OF ST. CHARLES PLACE, AS RECORDED IN MAP BOOK 17, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

#### SUBJECT TO:

1. Subject to taxes for the year beginning October 1, 1993, which constitute a lien, but are not yet due and payable until October 1, 1994.
2. Building setback line of 35 feet reserved from Shelby County Highway No. 91 and St. Charles Lane as shown plat.
3. Public utility easements as shown by recorded plat, including irregular easement through building setback.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1993-5181 and Map Book 7, Page 6 in Probate Office.
5. Transmission line permits to Alabama Power Company as shown by instrument(s) recorded in Deed Book 133, Page 55, Deed Book 130, Page 166 and Deed Book 138, Page 217 in Probate Office.
6. Oil, gas and mineral Lease to Cabot Oil and Gas as set out in Instrument No. 1992-11400.

\$96,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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.

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And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, JACKIE WILLIAMS COMPANY, INC., by its , JACKIE WILLIAMS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of February, 1994.

JACKIE WILLIAMS COMPANY, INC.

By: Jackie Williams  
JACKIE WILLIAMS, President

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JACKIE WILLIAMS, whose name as of JACKIE WILLIAMS COMPANY, INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 24th day of February, 1994.

Robert Spal  
Notary Public

My commission expires: 2/16/94

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