

SURVIVORSHIP
WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Jefferson }

In consideration of --One Hundred Thirty Eight Thousand and 00/100---(\$138,000.00)-DOLLARS
THIS WARRANTY DEED, made and entered into on this, the 28th day of May, 1999, by
and between Jimmy Ray Oaks, Jr. and Tammy L. Oaks, husband and wife, as parties of the first part, and
Jay Joseph Pordan and Kelly Anne Pordan, Joint Tenants with Right of Survivorship

as part ies of the second part:

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said parties of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do es by these presents give, grant, bargain, sell, convey and confirm unto the said part ies of the second part

\$117,300.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.
the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:


Lot 5, according to the Survey of Augusta Pointe, as recorded in Map Book 13, page 9 and in Map Book 13, page 126, in the Probate Office of Shelby County, Alabama.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part ies of the second part,

Subject to ad valorem taxes for the current tax year.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
AND THE SAID part ies of the first part hereby covenant with and represent unto the said parties of the second part, theirs and assigns, that they are seized in fee of the above described property; that they have a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 1999 which are due and payable October 1, 1999 and that they will forever warrant and defend the title to the same and the possession thereof unto the said part ies of the second part, their heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said part ies of the first part have hereunto set thei hand s and seal s on the day and year first above written.

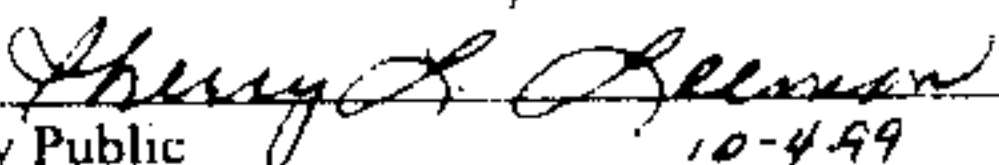
 (Seal)
Jimmy Ray Oaks, Jr.

 (Seal)
Tammy L. Oaks

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jimmy Ray Oaks, Jr. and Tammy L. Oaks, husband and wife whose name s are signed to the foregoing conveyance, and who are 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 seal this the 21st day of May, 1999.

 (Seal)
Notary Public 10-4-99

Prepared by: Michael Krieg, (612) 941-0280, 10125 Crosstown Circle, Eden Prairie, MN 55344

Inst # 1999-23639

06/04/1999-23639
11:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 29.50