

Send Tax Notice to:

THIS INSTRUMENT WAS PREPARED BY:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 N. 18th Street
Bessemer, Alabama 35020

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of FIFTEEN THOUSAND(\$15,000.00) DOLLARS TO WERTH REALTY, INC. and FIFTEEN THOUSAND(\$15,000.00) DOLLARS TO MULTI- VEST, INC. in hand paid by the grantee herein, the receipt whereof is acknowledged, the said WERTH REALTY, INC. does by these presents, grant, bargain, sell and convey unto PORTRAIT PROPERTIES, INC., Grantor, WERTH REALTY, INC.'s undivided one-half interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 245-A, according to the Resurvey of Lots 245 thru 249 Bent River Commons, 3rd Sector, as recorded in Map Book 28, Page 119, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes for the year 2003 and subsequent years not yet due and payable.
- (2) Restrictions appearing of record in Inst. # 1999-38777.
- (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 33, Page 542; Deed book 236, Page 103; Deed Book 178, Page 621 and Deed Book 201, Page 176.
- (4) Agreement with Plantation Pipeline Company in Deed Book 145, Page 275.
- (5) 100 year flood line, as shown on recorded map.
- (6) Covenants regarding onsite sewage disposal in Inst. # 1999/41444.
- (7) Easements, building line, restrictions and notes as shown on recorded map.

The above recited consideration is furnished through a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

STONE, PATTON, KIERCE & FREEMAN
POST OFFICE BOX 237
BESSEMER, ALABAMA 35021

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 25th day of June, 2003.

Werth Realty, Inc.

By:  (Seal)

Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert C Barnett, whose name as President of Werth Realty, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 25th day of June, 2003.


Notary Public

My Commission Expires: 5-17-07