

Send Tax Notice To:

Jamie S. Porterfield
5050 Applecross Road
Birmingham, Alabama 35242
PID# 101020001038000

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

One Hundred Eighty-Five Thousand and 00/100 (\$185,000.00)

Dollars in hand paid to Paulette Ann Yelverton, as the Personal Representative of

Estate of Herschel Charles Duval, and Paulette Ann Yelverton, a married person

(herein referred to as Grantor whetere one or more) by the Grantee herein, the receipt whereof is acknowledged, that said Personal Representative, under his/her/their power as granted in that certain Will probated under Probate Case No. 2003-000473, does hereby grant, bargain, sell and convey unto

Jamie S. Porterfield and Ronald F. Porterfield

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, Block 6, according to the Survey of Applecross, as recorded in Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama.

\$ 110000 of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2004 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

The property conveyed herein does not constitute the homestead of the Grantor Paulette Ann Yelverton nor her spouse.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive the other, then to the heirs and assigns of the GRANTEES herein as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, 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 Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Paulette Ann Yelverton, the Personal Representative of the Estate of Herschel Charles Duval, who is authorized to execute this conveyance, and Paulette Ann Yelverton have hereto set their signatures and seals this 24th day of November, 2003.

Estate of Herschel Charles Duval

BY: Paulette Ann Yelverton
Paulette Ann Yelverton, Personal Representative

Paulette Ann Yelverton
Paulette Ann Yelverton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paulette Ann Yelverton whose name as the Personal Representative of Estate of Herschel Charles Duval, 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 executor/executrix and with full authority executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand and official seal, this 24th day of November, 2003.

(SEAL)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paulette Ann Yelverton, a married person whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal, this 24th day of November, 2003.

(SEAL)

FILE NO.: 03262RB

THIS INSTRUMENT PREPARED BY:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B3
Birmingham, Alabama 35242

W. Russell Beals, Jr.
Notary Public
My commission expires: 09/21/06

W. Russell Beals, Jr.
Notary Public
My commission expires: 09/21/06