

**THIS DEED PREPARED WITHOUT BENEFIT OF A SURVEY.**

Send Tax Notice to:  
Joan Propst Porter  
7999 Bear Creek Road  
Sterrett, Alabama 35147

STATE OF ALABAMA       )  
                                  )  
SHELBY COUNTY         )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **ROBERT L. PORTER, JR. AND WILLIAM T. PORTER, AS TRUSTEES OF THE FAMILY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF ROBERT LEWIS PORTER, SR., DECEASED** (hereafter referred to as the "Grantor"), in hand paid by **JOAN PROPST PORTER**, an unmarried woman, (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee all of the Grantor's one-half (1/2) undivided interest in the following described property situated in Shelby County, Alabama, to-wit:

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

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

**SUBJECT TO:**

1. Taxes for the current year and subsequent years which are not yet due and payable.
2. Mortgage by Robert L. Porter, Sr., and Joan P. Porter to Merrill Lynch Credit Corporation, in the amount of \$231,050.00, dated November 16, 2001, filed for record on November 15, 2001, and recorded in Instrument No. 2001-52500, in the Probate Office of Shelby County, Alabama.
3. Rights of others for ingress and/or egress.
4. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
5. Restrictions and Covenants recorded in Real 191, Page 180, in the Probate Office of Shelby County, Alabama.
6. Restrictions as shown by recorded map.
7. Mineral and mining rights and rights incident thereto recorded in Deed Book 30, Page 394, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** to the said Grantee, and to the Grantee's beneficiaries, successors and assigns, in fee simple forever.

**AND THE GRANTOR DOES**, for the Grantor, Grantor's beneficiaries, successors and assigns, covenant and agree with the said Grantee, her heirs and assigns, that the Grantor is lawfully seized in fee simple of Grantor's interest in said premises; that said premises are free from all encumbrances except as noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and Grantor's beneficiaries, successors and assigns of the Grantor, shall warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims of all persons.

**NOTE:** This instrument is being executed by the undersigned solely in the representative capacities named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their individual capacities, and the undersigned expressly limit their liability hereunder solely to the property now or hereafter held by them as trustees of the above-referenced Family Trust.

**IN WITNESS WHEREOF**, the said Grantor has hereto set Grantor's hand(s) and seal(s) on this the 9th day of November, 2006.

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"Grantor"

20061113000554390 3/4 \$220.00  
Shelby Cnty Judge of Probate, AL  
11/13/2006 12:15:10PM FILED/CERT

**Robert L. Porter, Jr., as Trustee of the Family Trust  
created under the Last Will and Testament of Robert  
Lewis Porter, Sr., Deceased**

STATE OF Alabama )  
COUNTY OF Jefferson )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Robert L. Porter, Jr., whose name as a Trustee of the Family Trust created under the Last Will and Testament of Robert Lewis Porter, Sr., Deceased, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, in his capacity as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of Nov, 2006.

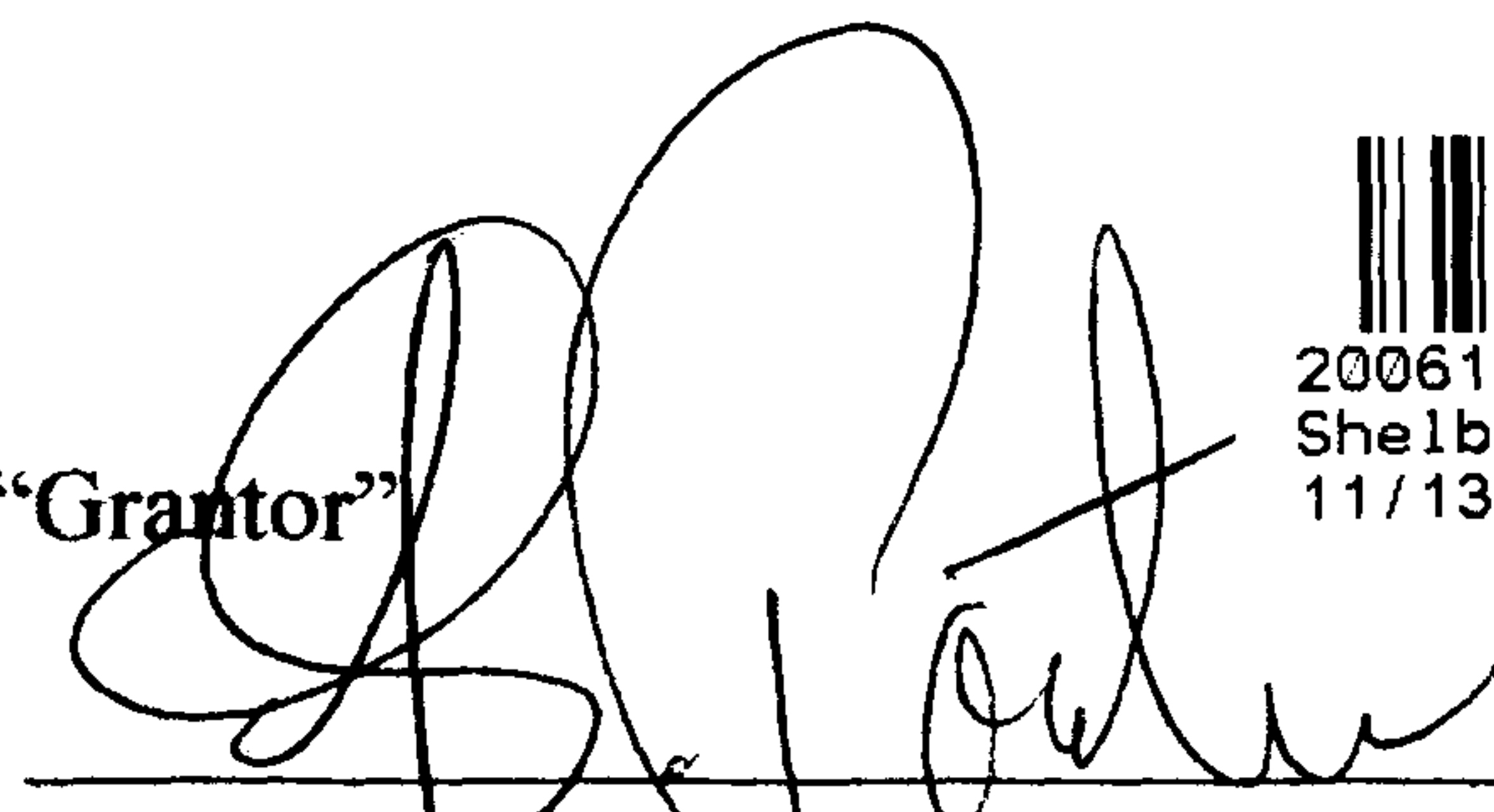
{ SEAL }

Orlene Stanley Maurin  
Notary Public

My Commission Expires July 12, 2010

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"Grantor"



**William T. Porter, as trustee of the Family Trust  
created under the Last Will and Testament of Robert  
Lewis Porter, Sr., Deceased**



20061113000554390 4/4 \$220.00  
Shelby Cnty Judge of Probate, AL  
11/13/2006 12:15:10PM FILED/CERT

STATE OF

GA

COUNTY OF

CLARKE

Shelby County, AL 11/13/2006  
State of Alabama

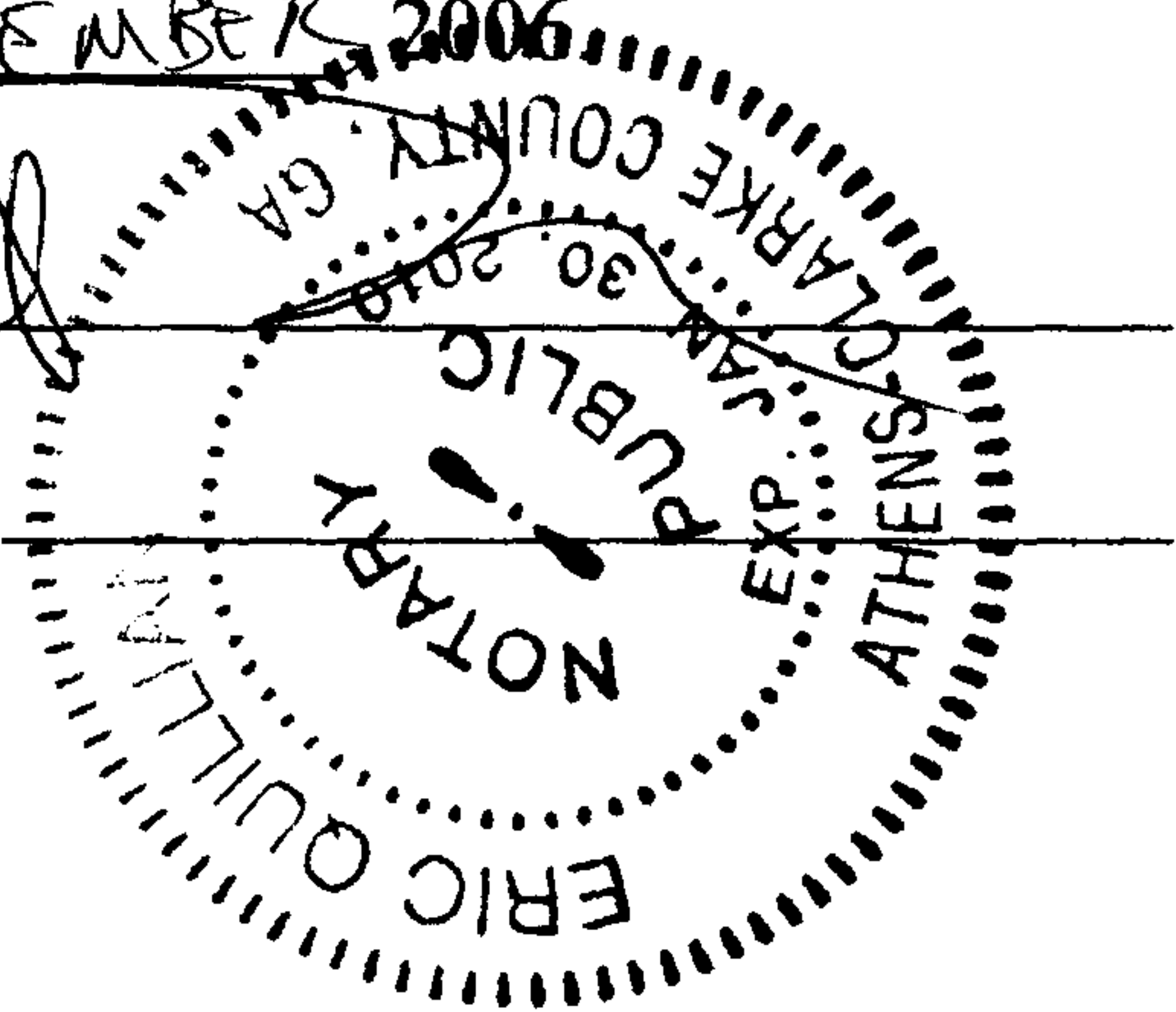
Deed Tax: \$194.00

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that William T. Porter, whose name as a Trustee of the Family Trust created under the Last Will and Testament of Robert Lewis Porter, Sr., Deceased, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, in his capacity as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of NOVEMBER, 2006

{ SEAL }

Notary Public  
My Commission Expires:



**This instrument prepared by:**  
Cheryl H. Oswalt, Esq.  
Sirote & Permutt, P.C.  
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P.O. Box 55727  
Birmingham, Alabama 35255-5727