Coulord to conservantes

20070323000133540 1/2 \$1676.00 Shelby Cnty Judge of Probate, AL 03/23/2007 03:51:24PM FILED/CERT

This instrument was prepared by: David P. Condon, P.C. 100 Union Hill Drive Ste 200 Birmingham, AL 35209

PLEASE RETURN TO: David P. Condon, PC 100 Union Hill Drive Suite 200 Birmingham, AL 35209 (205)871-2133

Send tax notice to: JoAnne S. Richardson 1791 Highway 86 Calera, Alabama 35040

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

Shelby Cnty Judge of Probate, AL 04/18/2007 12:39:05PM FILED/CERT

That in consideration of One Million Six Hundred Sixty-One Thousand and 00/100 Dollars (\$1,661,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

or Their Successors in Trust, George W. Porter, Jr., and Kay M. Porter, as Trustees of the Porter Living Trust, dated July 28, 2003 and any Amendments thereto.

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

JoAnne S. Richardson

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A"

Subject to:

- 2007 ad valorem taxes not yet due and payable;
- all mineral and mining rights not owned by the Grantor; and
- all easements, rights-of-way, restrictions, covenants and encumbrances of (3) record.

TO HAVE AND TO HOLD unto Grantee, his/her heirs and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, his/her 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; that it will and its successors and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 19th day of March, 2007.

BY:

(Seal)

Kay M. Porter ITS: Trustee

PORTER LIVING TRUST

George W. Porter Jr.

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that George W. Porter Jr. and Kay M. Porter as Trustees of Porter Living Trust whose names 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 and with full authority as such Trustees, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, 2007.

Shelby County, AL 03/23/2007

State of Alabama

Deed Tax:\$1661.00

My Commission Expires: 2-12-10

20070323000133540 2/2 \$1676.00 Shelby Cnty Judge of Probate, AL 03/23/2007 03:51:24PM FILED/CERT

Exhibit "A"



200/0418000179930 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 04/18/2007 12:39:05PM FILED/CERT

Lot 1 and Lot 2, according to the survey of the Final Plat of Porter Family Subdivision, recorded in Map Book 36, Page 145, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT that certain parcel sold to James H. Moore, II, and wife Leigh Moore in Instrument # 2000-05229 more particularly described as follows:

A parcel of land situated in the SW% of the SE% Section 12, Township 22 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the SW Corner of the SE% of Section 12, Township 22 South, Range 2 West; thence run S 88 deg.-20'21"E a distance of 1055.24"; thence run N 15 deg.-52'41"W a distance of 291.19" to the POINT OF BEGINNING; thence N 50 deg.-30'57"W a distance of 578.80"; thence N 2 deg.-07'24"W a distance of 40.00" to the Southeast ROW line of Norfolk Railroad (100' ROW); thence N 38 deg.-38'48"E and along said ROW line a distance of 224.77"; thence S 51 deg.-21'12" E and leaving said ROW line a distance of 172.01"; thence S 19 deg.-51'54"E a distance of 504.29" to the POINT OF BEGINNING. Said parcel contains 2.27 acres, more or less.

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