

Rec'd

This instrument was prepared by:
Stephanie Hallford

Send Tax Notice To: DOUGLAS EDWARD PORTIS JR
103 MEYER ST
COLUMBIANA, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP



20080123000029930 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/23/2008 12:24:54PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twenty Nine Thousand dollars and Zero cents (\$129,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, STEPHANIE HALLFORD, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto DOUGLAS EDWARD PORTIS, JR AND LAURIE DELOIS PORTIS (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, 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 shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17th day of December, 2007.

(Seal)

Stephanie Hallford

STEPHANIE HALLFORD (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

*\$ 127,006.⁰⁰ of Purchase Price
go to the mtg fund together*

(Seal)

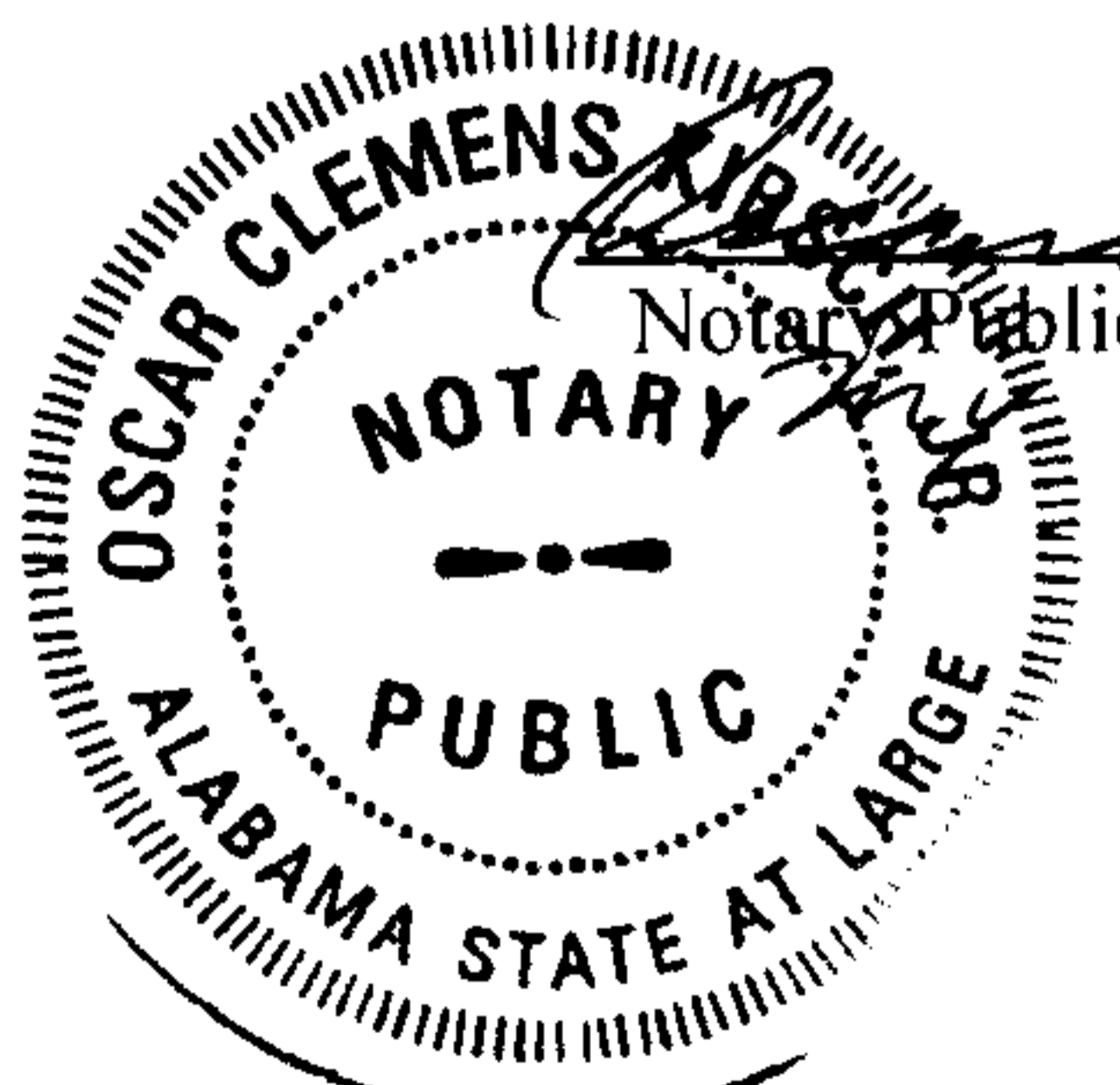
STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHANIE HALLFORD whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this.



Oscar Clemens

Notary Public
Commission Expires
02-28-10



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EXHIBIT A

Commence at a 2 inch by 2 inch iron bar marking the Northeast Corner of Section 26, Township 21 South, Range 1 West; thence Southerly along the East boundary line of said Section 26, a distance of 320.37 feet (Deed, 325 feet more or less) to the Point of Beginning; thence continue along the same line of direction a distance of 263.0 feet to a concrete monument with a 2 1/2 inch brass disk marked "APCO" found in place; thence turn an angle of 88 degrees 14 minutes 50 seconds to the right and run a distance of 75.13 feet (Deed, 75.0 feet) to a concrete monument with a 2 1/2 inch brass disk marked "APCO" found in place; thence turn an angle of 91 degrees 45 minutes 10 seconds to the right and run a distance of 264.8 feet to an iron pin found in place; thence turn an angle of 89 degrees 37 minutes 12 seconds to the right and run a distance of 75.10 feet to the Point of Beginning. Said parcel of land is lying in the NE 1/4 of NE 1/4 Section 26, Township 21 South, Range 1 West, Shelby County, Alabama. According to the Survey of Lewis H. King, Jr., registered L.S. #12847, dated June 19, 1996.

Shelby County, AL 01/23/2008
State of Alabama

Deed Tax: \$2.00