

THIS INSTRUMENT PREPARED BY:

Christy Evans  
P. O. Box 430224  
Birmingham, Alabama 35243

Send Tax Notice To:

Tom and Carol Porter  
31 Dogwood Drive  
Calera, AL 35040

WARRANTY DEED (Joint Tenants With Right of Survivorship)

10,000

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Dollars and no/100 Dollars (\$500.00), love and affection, and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I,

Mary Ann Clayton, a single woman,

(herein referred to as Grantor), grant, bargain, sell and convey unto,

Tom Porter and wife, Carol Porter,

(herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Final Plat of Country View Estates, Phase I, as recorded in Map Book 10, Page 10, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

1. Taxes for 2009 and subsequent years.
2. Easements and building line as shown on recorded map.
3. Restrictions appearing of record in Real 82, Page 741; Real 96, Page 356; Real 335, Page 376 and Inst. No. 2000-26932.
4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2002-6355.

The subject property is not the homestead of the Grantor.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2<sup>ND</sup> day of January, 2009.

Mary Ann Clayton (Seal)  
Mary Ann Clayton

STATE OF ALABAMA )  
SHELBY COUNTY )

Before me, the undersigned notary public in and for said county in said state, personally appeared Mary Ann Clayton, who being first duly sworn, makes oath that she has read the foregoing instrument and know the contents thereof, and that she is informed and believe, and upon such information and belief, executes same voluntarily on the day the same bears date.

Subscribed and sworn to before me this the 2<sup>ND</sup> day of January, 2009.

Mary Christina Evans

Notary Public  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 27, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

[SEAL]

My commission expires: \_\_\_\_\_