


Send tax notice to:

Larry Porche
115 Independence Dr
Alabaster, AL 35007

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County: Shelby


20090603000209990 1/2 \$204.00
Shelby Cnty Judge of Probate, AL
06/03/2009 09:09:01 AM FILED/CERT

Shelby County, AL 06/03/2009

State of Alabama

Deed Tax : \$190.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00)** in hand paid to the undersigned **Joseph Neil Walden Jr. and Sandra H. Walden, husband and wife** (hereinafter referred to as Grantors") by **Larry Porche and Linda S Porche** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 78, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5, and 6, in the Probate Office of Shelby County, Alabama.

Also with the following: A part of Lot 79, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5, and 6, in the Probate Office of Shelby County, Alabama, described as follows: Begin at the Southeast corner of Lot 78, said point being on the Westerly right of way of Independence Drive; thence run Southwesterly along the South line of said Lot 78, a distance of 12.60 feet; thence turn left 168° 05' 47" and run Southeasterly a distance of 12.40 feet to a point on the right of way of said Independence Drive; thence turn left 91° 38' 11" and run Northerly along said right of way 2.60 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

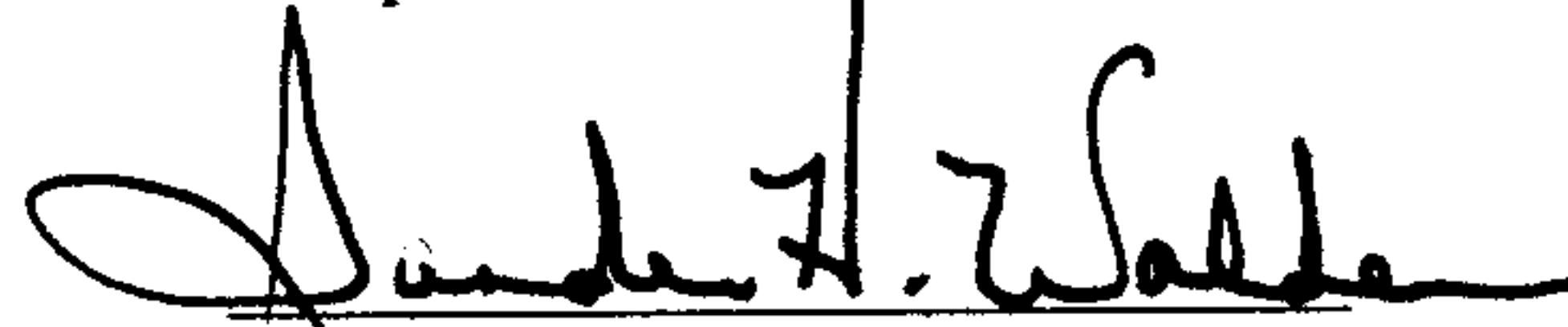
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.


The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall

warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Joseph Neil Walden Jr. and Sandra H. Walden hereunto set their signature(s) and seal(s) on May 28, 2009.


Joseph Neil Walden Jr.


Sandra H. Walden


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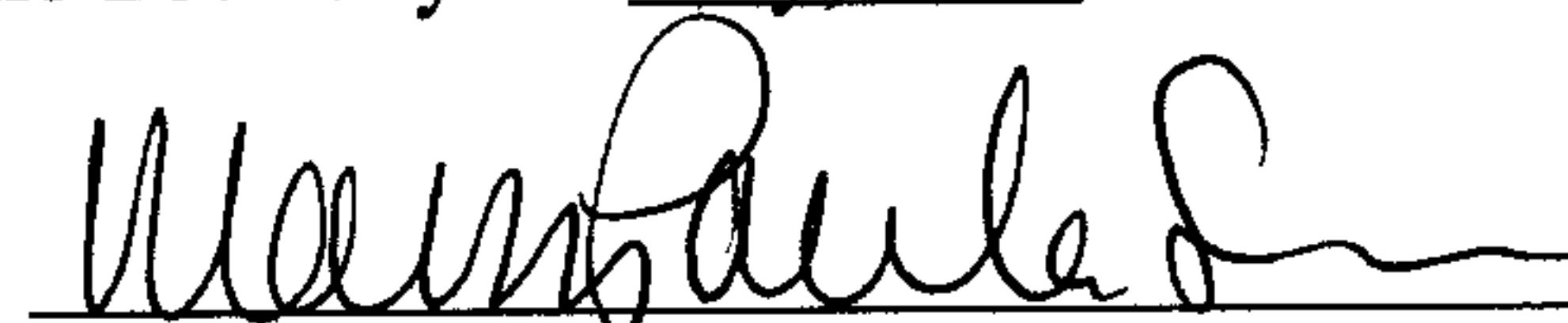
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Neil Walden Jr. and Sandra H. Walden, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of May, 2009.

(NOTARIAL SEAL)




Notary Public
Print Name: Mary Pamela Short
Commission Expires: