20111101000327350 1/2 \$18.00 Shelby Cnty Judge of Probate, AL 11/01/2011 02:34:55 PM FILED/CERT

This instrument was prepared by: Kracke & Thompson, LLP 2204 Lakeshore Drive, Ste 306 Birmingham, AL 35209

Send Tax Notice To: Steven C. Kelban Linda Kelban

1115 Independence Drive Alabaster, AL 35007

## WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA	)	
	)	KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY	)	

That in consideration of \$189,900.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Larry Porche and Linda S. Porche Husband and Wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Steven C. Kelban and Linda Billelo Kelban (herein referred to grantee, whether one or more), 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.

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.

Note; \$ 186 900 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 27th day of October, 2011.

Larry Porche

Linda S. Porche

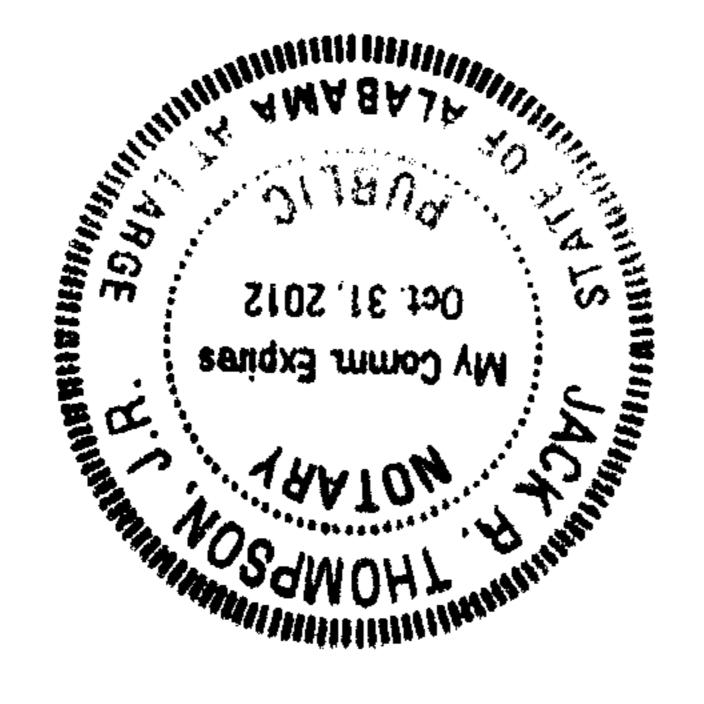
State of Alabama Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Larry Porche and Linda S. Porche, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my/pfficial hand and seal this the 27th day of October, 2011.

Notary Public

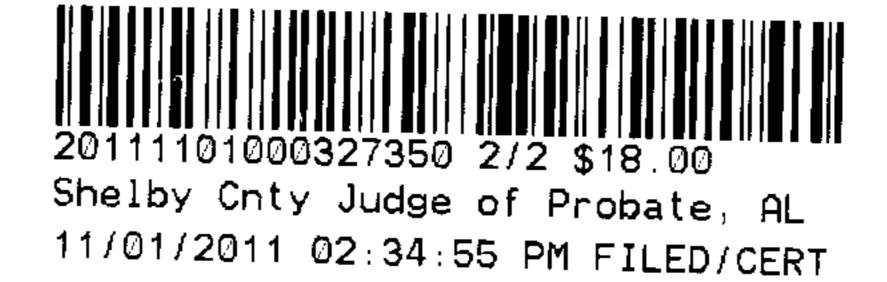
Commission Expires: 10/3/12012



## EXHIBIT "A" Legal Description

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 degrees 05 minutes 47 seconds 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 degrees 38 minutes 11 seconds and run Northerly along said right of way 2.60 feet to the point of beginning; being situated in Shelby County, Alabama.



Shelby County, AL 11/01/2011 State of Alabama Deed Tax. ©2 00