

SEND TAX NOTICE TO:

(Name) Stephen Acton and Heather Acton

(Address) 1986 Riva Ridge Road
Helena, AL 35080

This instrument was prepared by

(Name) Pelham Law Office

(Address) 3150 Hwy 52 West, Pelham, AL 35124

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Three Thousand 00/100***** (\$103,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Scott A. Foster and Mary E. Foster, Husband and Wife

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

Stephen Acton and Heather Acton, Husband and Wife

(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 22, according to the Survey of Dearing Downs, Ninth Addition, Phase III as recorded in Map Book 15, Page 41, in the Probate Office of SHELBY County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$102,157.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Scott A. Foster and Scott Alan Foster is one in the same person.

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, WE have hereunto set our hand(s) and seal(s), this 30th day of November, 19 99

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Scott A. Foster AND Mary E. Foster whose name 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, A. D. 19 99

My Commission expires 2-25-2001

Notary Public

Inst # 1999-49184

12/06/1999-49184

10:57 AM CERTIFIED

SHELBY COUNTY CLERK OF PROBATE

JUL 1999