

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
Brian Foster

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVENTY FIVE THOUSAND AND NO/100 (\$75,000.00) DOLLARS to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **JEWEL F. COE, AN UNMARRIED WOMAN** (herein referred to as Grantors) do grant, bargain, sell and convey unto **BRYAN FOSTER AND SANDRA FOSTER** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

The above consideration was paid by mortgage loan closed simultaneously herewith.

This instrument was prepared without benefit of a Title Insurance Commitment or other title examination. The legal description was furnished by the Grantor.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this) 26th day of February, 2000.


JEWEL F. COE

03/07/2000-07282
11:20 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 HHS 14.50

Inst # 2000-07282

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JEWEL F. COE whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 2000.

Connie W. Allen
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MARCH 27, 2003

EXHIBIT "A"

PARCEL "A"

BEGINNING AT THE NORTHWEST CORNER OF LOT 12, FOWLER'S LAKE ESTATES, AS RECORDED IN MAP BOOK 3, PAGE 148 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND RUN IN AN EASTERLY DIRECTION ALONG THE COMMON LINE OF LAKESHORE DRIVE AND LOT 12 FOR 120.42 FEET TO THE P.C. (POINT OF CURVE) OF A CURVE TO THE LEFT; THENCE CONTINUE ALONG THE LAST STATED COURSE IN THE ARC OF SAID CURVE, HAVING A RADIUS OF 230.6 FEET AND A CENTRAL ANGLE OF 3° 33' 37", FOR 15.0 FEET TO A POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 80° 08' 24" (ANGLE MEASURED TO CHORD) AND RUN IN A SOUTHEASTERLY DIRECTION FOR 164.0 FEET TO A POINT ON THE SHORELINE OF FOWLER'S LAKE; THENCE RUN IN A WESTERLY DIRECTION ALONG SAID SHORELINE FOR 123 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE COMMON LINE OF LOTS 13 AND 12 FOR 82.55 FEET TO A POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 38° 59' AND RUN IN A NORTHERLY DIRECTION ALONG THE COMMON LINE OF LOTS "A" AND LOT 12 FOR 66.53 FEET TO THE POINT OF BEGINNING.

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