SEND TAX NOTICE TO:
Zach Foster and Stephanie Foster
395 Pineview Road
Montevallo, Alabama 35115

This instrument was prepared by
Richard B. McClelland
Attorney at Law
300 Office Park Drive, Suite 230
Birmingham, Alabama 35223

20050719000359430 1/1 $35.00
Shelby Cnty Judge of Probate, AL
07/19/2005 07:47:22AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **One Hundred Eighteen Thousand and No/100 Dollars ($118,000.00)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Johnnie Dell Hall, an unmarried woman** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Zach Foster and Stephanie Foster, husband and wife** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

LOT 2, IN BLOCK 2, ACCORDING TO THE PLAT OF ARDEN SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 64, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2005 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, convenants and conditions of record, if any (3) Mineral and mining rights, if any. (4) 30 foot building line on front, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 3, Page 64.

$ 94,400.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

08-639

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **July 11, 2005**.

Johnnie Dell Hall **(Seal)**
Johnnie Dell Hall

Shelby County, AL 07/19/2005
State of Alabama

Deed Tax:$24.00

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Johnnie Dell Hall, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July, 2005.

RICHARD B. McCLELLAND NOTARY PUBLIC STATE OF ALABAMA AT LARGE

Notary Public. **(Seal)**
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: OCT 21, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
Closers' Choice