

State of Alabama

Shelby County

2186

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLARS

to the undersigned grantor C. O. Foster and wife, Sadie E. Foster

in hand paid by Lewis Mack Foster and Flora B. Foster

the receipt whereof is acknowledged we the said
C. O. Foster and wife, Sadie E. Foster

do grant, bargain, sell and convey unto the said
Lewis Mack Foster and Flora B. Foster
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the southwest corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 East and run east along the south line of said forty a distance of 908.44 feet to the westerly right of way line of Shelby County Highway 61, formerly known as the Montgomery Road; thence turn an angle of 57 deg. 13 min. to the left and run northeasterly a distance of 125 feet along said road right of way to the point of beginning of the lot herein conveyed; thence continue northeasterly along the right of way line of said Highway a distance of 210 feet; thence turn an angle of 90 deg. to the left and run northwesterly a distance of 210 feet; thence turn an angle of 90 deg. to the left and run southwesterly a distance of 210 feet; thence turn an angle of 90 deg. to the left and run southeasterly a distance of 210 feet to the point of beginning of the lot herein conveyed.

This deed is executed for the purpose of correcting the defective description contained in that certain deed from the grantors herein to the grantees herein dated October 8, 1960, recorded in Deed Book 211 page 703 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Lewis Mack Foster and Flora B. Foster

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 hands and seals,

this 13 day of Feb. 1961.

WITNESSES:

C. O. Foster (Seal.)
Sadie E. Foster (Seal.)
(Seal.)
(Seal.)

BOOK 214 PAGE 78

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby certify that the within deed was filed in this office for record the 10 day of February at 12 o'clock P.M. and recorded in Book 214 page 73 and examined by me and the Mortgage Tax of \$ 1.95 has been paid. Deed Tax of \$ M. Fowler Judge of Probate
Fee \$ 1.95

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

State of ALABAMA
SHELBY COUNTY

I, Martha B. Joiner a Notary Public in and for said County, in said State, hereby certify that C. O. Foster and wife, Sadie E Foster whose names 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 13th day of February 1961.
Martha B. Joiner
Notary Public.

BOOK 214 PAGE 73

STATE OF ALABAMA, SHELBY COUNTY
I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 13 day of February 1961 at 12 M. o'clock, and recorded in Book 214 at page 73 on the 21 day of February 1961. Mortgage Tax Deed Tax has been paid.
Conrad M. Fowler
Judge of Probate