

State of Alabama }
Shelby County }

3192

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Dollars and other good and valuable consideration **DOLLARS**

to the undersigned grantor Henry Foster and wife, Alice Foster

in hand paid by Jack Foster and Opal Foster

the receipt whereof is acknowledged we the said
Henry Foster and wife, Alice Foster

do grant, bargain, sell and convey unto the said
Jack Foster and Opal Foster

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the point where the east right of way of
Columbiana-Chelsea paved road intersects the south
line of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 35, Township 20, Range 1 West and run in a northerly
direction along the east right of way of said road 230 feet, more or less, to the
north bank of a creek; thence continue northerly along said road right of way 222
feet, more or less, to a dirt road leading from said Highway to the residence of
Jack Foster; thence along the south line of said dirt road run in an easterly
direction along its meanderings to the east line of said forty acres; thence
south along the east line of said forty acres 350 feet, more or less, to the north
bank of said creek; thence along the north bank of said creek run in a westerly
direction to the point of beginning.

TO HAVE AND TO HOLD Unto the said Jack Foster and Opal 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 31st day of March, 1962.

WITNESSES:

Martha B. Spencer
Charles Harrison

Henry Foster (Seal.)
Alice Foster (Seal.)
(Seal.)
(Seal.)

BOOK 219 PAGE 996

Kelley

TO

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

SHELBY

COUNTY

I, *Harold G. Harrison*

a Notary Public in and for said County, in said State,

hereby certify that Henry Foster and wife, Alice 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 31 day of March, 1962.

Harold G. Harrison

Notary Public.

Kelley

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT
WAS FILED ON *4-2-62*

RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

1.50
1.55
2.50