

**TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.**

County

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Thirty five hundred and no/100 - - - - - DOLLARS

to the undersigned grantor     James B. Davis and Bobbie H. Davis

in hand paid by Allen C. Foster and wife, Charlene H. Foster

the receipt whereof is acknowledged we the said James B. Davis and Bobbie H. Davis

do we grant, bargain, sell and convey unto the said Allen C. Foster and wife, Charlene  
H. Foster

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

Shelby

County, Alabama, to-wit:

Lot No. 14, according to Map or Plat of Indian Hills Subdivision First Sector, recorded in Map Book 4 at page 81, in the Office of the Judge of Probate of Shelby County, Alabama, except oil, gas Petroleum, sulfur, and the privileges in connection therewith as described in Deed Book 127 page 140 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to the following exceptions:

1. Taxes for year 1964 and subsequent years.
2. 50 foot building set back line from Trail Ridge Drive and from Trail Ridge Circle, as shown on recorded Map of said Subdivision.
3. Title to oil, gas, petroleum, sulfur and the privileges in connection therewith as described in Deed Book 127 page 140 in Office of Judge of Probate of Shelby County, Alabama.
4. Easement for telephone and telegraph lines, for public utilities, sanitary sewers, storm sewers, and/or open storm drains, as shown on map or plat of said subdivision.
5. Rights claimed under the utility Easement from T.E. Bonner and wife, Nell C. Bonner, dated 24th Oct. 1963 recorded 20th Nov. 1963 in Deed Book 228 page 165 to Alabama Power Company and Southern Bell Telephone and Telegraph Company.
6. Rights claimed under the water Company agreement recorded in Deed Book 229 page 112 in the Office of Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Allen C. Foster and wife, Charlene H. 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 seal,  
this 28th day of November, 1965.

**WITNESSES:**

*James B. Davis*  
James B. Davis (Seal.)

.....(Seal.)

Bobbie H. Davis (Seal.)  
Bobbie H. Davis

..... (Seal.)

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RETURN TO:

*See over*

*Allen C Foster*

*4912 CT. G. West*

*Fairfield, Alabama.*

**WARRANTY DEED**  
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO. *3.87*

TITLE INSURANCE — ABSTRACT

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA  
JEFFERSON COUNTY }

I, THE UNDERSIGNED AUTHORITY

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

hereby certify that James E. Davis and Bobbie H. Davis

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 28th

day of November 1965

*George R. Clark*  
Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON *12/12* 19 *65*  
RECORDED & *3.87* INTG. TAX  
& *3.87* TAX HAS BEEN  
PD. ON THIS INSTRUMENT.  
*M. J. J. J.*  
JUDGE OF PROBATE

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