

This instrument was prepared by

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Form 1-1-8 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR AND LOVE AND AFFECTION

~~WARRANTY~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Alma McGuire, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

John B. Foster and wife, Barbara Ann 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:

Begin at the NW corner of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 25, Township 19 South, Range 3 West; thence run East along the North line of said SE $\frac{1}{4}$  of SE $\frac{1}{4}$  a distance of 896.66 feet; turn right an angle of 89 deg. 20' a distance of 109.15 feet for point of beginning; thence continue said course a distance of 210.0 feet, turn right an angle of 54 deg. 46' a distance of 380.0 feet, turn right an angle of 125 deg 14' a distance of 210.0 feet to the SE right of way boundary of Roadway, turn right an angle of 54 deg. 46' along said SE right of way boundary a distance of 380.0 feet to point of beginning, being in SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 25, Township 19 South, Range 3 West, Shelby County, Alabama.

STATE OF ALA. SHELBY CO.  
CERTIFY THIS  
INSTRUMENT WAS FILED  
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REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
JUDGE OF PROBATE

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 8 day of December, 19 69.

WITNESS:

(Seal)

(Seal)

(Seal)

Alma McGuire (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

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

do hereby certify that Alma McGuire

whose name 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 8 day of December A. D., 19 69

Nancy K. Brasler  
Notary Public.

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