

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

2300

(Address) Columbiana, Alabama 35051

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED AND NO/100(\$400.00) DOLLARS and other good and valuable Consideration

to the undersigned grantor, Shelby Shores, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
John W. Foster and wife, Jo Lynn 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:

Lot No. 13 in Shelby Shores, First Addition, according to map of said Shelby Shores, First Addition, recorded in Probate Office of Shelby County, Alabama, in Map Book 5, page 29.
SUBJECT TO same restrictions as shown in the Probate Office of Shelby County, Alabama in Deed Book 264, page 824.
SUBJECT TO: Transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Co. recorded in said Probate Office in Deed Book 225, page 453 and in Deed Book 260, page 703; also, permit to Alabama Power Company recorded in Deed Book 225, page 918 in said office; also, transmission line permits and public road rights of way of record; also rights acquired by Alabama Power Company by deeds recorded in said Probate Office in Deed Book 253, page 120 and in Deed Book 253, page 116.

290 PAGE 587
BOOK

19750203000005450 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/03/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB -3 PM 12:26
JUDGE OF PROBATE
CORRAL M. JORDAN

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Frank Ellis, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of January 1975.

ATTEST:

Lance Brasher
Secretary

By Frank Ellis, Jr.
President
SHELBY SHORES, INC.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Frank Ellis, Jr. whose name as President of Shelby Shores, Inc. a corporation, is 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 24th day of January 1975.

Butler J Cox
Notary Public