

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS 6470
(Address) COLUMBIANA, ALABAMA

Form 1-1-5 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 Twelve Thousand Five Hundred and No/100 (\$12,500.00)--DOLLARS

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

Lorene Falkner and husband, J. D. Falkner
(herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph L. Foster and wife, Mary L. 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 10, Block 4, according to J. W. Johnston's Addition to the Town of Columbiana, Alabama, as shown by map of said addition recorded in Map Book 3, page 24 in the Probate Office of Shelby County, Alabama, subject to easements and rights of way of record.

Subject to purchase money mortgage in the amount of \$11,500.00.

The grantors will pay ad valorem taxes currently assessed against the said property for the year 1976 which are due and payable on October 1, 1976.

STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT WAS FILED

1977 MAR 15 PM 3:55

deed-1st
Thomas G. Crowder, Jr.
JUDGE OF PROBATE Rec.

12 50
1 50
1 00
15 00



19770315000141310 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/15/1977 12:00:00 AM FILED/CERT

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, we have hereunto set OUR hand(s) and seal(s), this 19th day of June, 1976

WITNESS:

(Seal)
(Seal)
(Seal)

Lorene Falkner (Seal)
J. D. Falkner (Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lorene Falkner and husband, J. D. Falkner whose name S 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 19th day of June A. D., 1976

Mary D. Thompson
Notary Public.

BOOK 304 PAGE 237