

Grantor's Address
P.O. Box 123
Harpersville, Alabama

Grantee's Address
Route 1, Box 217
Harpersville, Alabama

This instrument was prepared by

(Name) HARRISON, CONWILL, HARRISON & JUSTICE
P.O. Box 557
(Address) Columbiana, Alabama 35051



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100-----(\$1,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J.E. Baker, a widower

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

✓ James Foster and Geraldine Foster

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Commence at the Southwest corner of the South Half of the Northeast Quarter of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, thence in an Easterly direction along the South boundary of said half-quarter Section 516.00 feet to the point of beginning; thence continue in an Easterly direction along said South boundary 283.00 feet; thence turn 57 deg. and 14 min. to the left in a northeasterly direction 226.39 feet; thence turn 30 deg. and 52 min. to the left in a northerly direction 55.50 feet; thence turn 96 deg. and 40 min. to the right in an Easterly direction 57.40 feet; thence turn 91 deg. and 30 min. to the left in a northeasterly direction along the West boundary of the Jones Property 227.02 feet; thence turn 94 deg. 22 min. to the left in a Northwesterly direction 411.42 feet to the point of beginning; thence turn 90 deg. and 00 min. to the right in a Northeasterly direction 142.00 feet; thence turn 82 deg. and 24 minutes to the right in an Easterly direction 806.78 feet; thence turn 95 deg. and 27 minutes to the left in a Northwesterly direction along the West boundary of the Nix Property 314.57 feet; thence turn 84 deg. and 23 min. to the left in a Westerly direction 890.92 feet; thence turn 89 deg. 26 min. to the left in a Southerly direction 456.0 feet, more or less to a point; thence turn left and run in an Easterly direction parallel with the North line a distance of 84.0 feet, more or less, to the point of beginning. Containing 6.7 acres, more or less.

ALSO, an easement for ingress and egress over grantors land and right-of-way described in deed recorded in Deed Book 352, Page 45, in the Probate Office of Shelby County, Alabama. Said easement to run from Shelby County Highway No. 83 to the West line of grantor's land and to be twenty (20) feet wide over grantor's land. Grantee has the right to grade and chert said easement.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 _____ day of January, 1984

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 FEB 15 PM 3:01
Need Tax 100
150
100
350
J.E. Baker (Seal)
J.E. Baker (Seal)
J.E. Baker (Seal)
J.E. Baker (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 J.E. Baker, a widower whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of January, A.D., 1984

At 1 Box 217-A
Harpersville, Ala
35077

Wilma S. Finn
Notary Public.