

This instrument prepared by 1077 This Form used by
Harrison, Conwill, Harrison & Justice
(Name) Attorneys at Law Cahaba Title, Inc.
P.O. Box 557 Highway 31 South at Valleydale Road
(Address) Columbiana, Alabama 35051 P O Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100----- 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) 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 Southwest corner of the S $\frac{1}{4}$ of the NE $\frac{1}{4}$ 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 degrees and 14 minutes to the left in a Northeasterly
direction 226.39 feet; thence turn 30 degrees and 52 minutes to the left in
a Northerly direction 55.50 feet; thence turn 96 degrees and 40 minutes to
the right in an Easterly direction 57.40 feet; thence turn 91 degrees and 30
minutes to the left in a Northeasterly direction along the West boundary of
the Jones Property 227.02 feet; thence turn 94 degrees and 22 minutes to the
left in a Northwesterly direction 411.42 feet; thence turn 90 degrees and 00
minutes to the right in a Northeasterly direction 142.00 feet; thence turn
82 degrees and 24 minutes to the right in an Easterly direction 806.78 feet;
thence turn 95 degrees and 27 minutes to the left in a Northwesterly direction
along the West boundary of the Nix Property 314.57 feet; thence turn 84 degrees
and 23 minutes to the left in a Westerly direction 890.92 feet; thence turn
89 degrees and 26 minutes to the left in a Southerly direction 1007.71 feet,
more or less, to the point of beginning.

A perpetual right-of-way and easement from the above property to Shelby County
Highway #83 over and across a parcel conveyed to Oburea Dyer Jones by decree
of the Circuit Court of Shelby County, dated September 14, 1976, for the purposes
of ingress and egress to the above parcel.

GRANTORS ADDRESS:

P.O. Box 123
Harpersville, Alabama 35078

Grantees Address;

Route 1, Box 217
Harpersville, Alabama 35078

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 21st
day of March, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT

1984 MAR 21 AM 9:53

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that J.E. Baker, a widower,
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 21st day of March, A. D. 19 84

Form ALA-34

At 1 Box 217
Harpersville, Ala 35078

William R. Justice
Notary Public.