

This instrument was prepared by

(Name) John L. Hartman, III

P.O. Box 846

(Address) Birmingham, Alabama 35201

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy-three Thousand Twenty and no/100 (\$173,020.00 DOLLARS

to the undersigned grantor, LAND DEVELOPERS CONSTRUCTION COMPANY, 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

Ronnie Foster and Sharon Y. 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 33, according to the map and survey of Riverchase West, Third Addition, Residential Subdivision, as recorded in Map Book 7, Page 139. Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes; (2) Ten feet Northwesterly side and 10 feet Southerly side, for public utilities, sanitary sewers, storm sewers and storm ditches as shown by recorded plat; (3) Restrictions as recorded in Misc. Volume 14, Page 536, and amended in Misc. Volume 17, Page 550, in the said Probate Office; (4) Restrictions in favor of Alabama Power Company as recorded in Misc. Volume 30, Page 443; (5) Right of way to Alabama Power Company as recorded in Volume 320, Page 349, in the said Probate Office; (6) Agreement with regards to underground residential utility distribution with Alabama Power Company, as recorded in Misc. Volume 30, Page 428, in the Probate Office of Shelby County, Alabama; (7) Right of Way to South Central Bell Telephone Company as recorded in Volume 300, Page 254, in the said Probate Office.

\$150,000 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 OCT -4 PM 4:16

Thomas A. J. J. J. J.
JUDGE OF PROBATE

Need tax - 2350
Rec. 250
Juli 110
2700

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,

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 Vice President, Raymond W. Barrett who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of September 19 85

ATTEST:

LAND DEVELOPERS CONSTRUCTION COMPANY, INC.

By Raymond W. Barrett Vice President

Raymond W. Barrett Vice

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Raymond W. Barrett whose name as Vice President of Land Developers Construction Company, 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 27th day of September

John L. Hartman
Notary Public