

This instrument was prepared by

(Name) J. Michael Joiner

(Address) P.O. Box 1012, Alabaster, AL 35007

Send Tax Notice To: James "Dolan" Williams
name

1055 Winterhaven Circle
address Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand and no/100 (\$4,000.00) ***** DOLLARS

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

Williard F. Foster and wife, Henderson P. Foster

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

James "Dolan" Williams and wife, Mary S. Williams

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

Shelby County, Alabama to-wit:

Lot 6, Block 5, according to the map and survey of Bermuda Hills, Second Sector, First Addition, as recorded in Map Book 7, Page 16, in the Office of the Probate Judge of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Collateral Investment Company as recorded in Volume 064, Page 63, in the Probate Office of Shelby County, Alabama according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$3,000.00 of the above recited purchase price has been paid by a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 25th day of November

STATE OF ALA. SHELBY CO.
1987 DEC -2 PM 1:37
CERTIFY THIS INSTRUMENT WAS FILED

WITNESS: 1. Deed Tax \$ 1.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 4.50

1987 DEC -2 PM 1:37

(Seal)

JUDGE OF PROBATE

WILLIARD F. FOSTER

HENDERSON P. FOSTER

(Seal)

(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 Williard F. Foster and wife, Henderson P. Foster whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of November A. D., 19 87.