

SEND TAX NOTICE TO:

(Name) JO LYNN FOSTER
Route 3 Box 651
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) ROY M. WEST 1252
c/o Manly & Manly Attys.
(Address) 833 Frank Nelson Building

FM No. ATC 27 Rev. 5/82 Birmingham, Ala. 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of five hundred dollars and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,
JO LYNN FOSTER

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

BETTY GAIL VINSON AND JO LYNN 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:

Begin at the NW corner of NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West, and run South 2 deg. 00" E for 720 feet; thence run North 89 deg. 38" East for 587.6 feet to the point of beginning. Then run North 21 deg. 56" West for 166 feet; then run North 85 deg. 58" East for 277 feet; then run South 21 deg. 56" East for 168 feet; then run South 89 deg. 38" West for 277 feet back to the point of beginning. Lot contains 1.01 acres.
Subject to easements and restrictions of record.
Situated in Shelby County, Alabama.

BOOK 227 PAGE 793

1. Deed Tax \$ 1.50
2. Mig. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.00

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 () do for myself () and for my () heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am () lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I () have a good right to sell and convey the same as aforesaid; that I () will and my () 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 and seal, this _____ day of _____, 19 89

WITNESS:

Jo Lynn Foster (Seal)

(Seal)

(Seal)

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED _____ (Seal)
89 FEB 24 AM 8:47 _____ (Seal)
J. Roman G. Jennings, Jr.
JUDGE OF PROBATE _____ (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, ROY MANLY WEST, a Notary Public in and for said County, in said State,
hereby certify that JO LYNN FOSTER

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 SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of JANUARY A. D., 19 89

Roy Manly West
Notary Public