

This instrument was prepared by:
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Please send tax notice to:
Mr. & Mrs. William R. Fields
2006 Cahaba River Estates
Bessemer, Alabama 35023

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF JEFFERSON) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand and no/100 (\$13,000.00) Dollars, and the assumption of the mortgage loan hereinafter described, to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, Carl Eugene Foster, a single man, (herein referred to as grantors) do grant, bargain, sell and convey unto William Ray Fields and wife, Clovia J. Fields, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 19 South, Range 3 West, more particularly described as follows: Begin at the Southwest corner of the Southwest Quarter of Northwest Quarter Section 26, Township 19 South, Range 3 West, thence run North along the West line of said Quarter-Quarter Section 686.65 feet; thence turn 90 degrees right and run 218.06 feet to the Westerly right of way line of a paved public road; thence in a southerly direction along said right of way line to the south line of said quarter-quarter section; thence West along the South line of said quarter-quarter section to the point of beginning.

Mineral and mining rights excepted. Situated in Shelby County, Alabama.

Subject to current Ad Valorem Taxes.

Subject to all existing easements, restrictions and limitations of record.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by Carl Eugene Foster and wife, Patricia A. Foster, which mortgage is recorded in the Office of the Judge of Probate Court of Shelby County, Alabama, in mortgage record volume 207, page 29, having an outstanding balance of approximately Eighty-Nine Thousand Seven Hundred Three and 04/100 (\$89,703.04) Dollars. And for the same consideration Grantees herein hereby assume the obligations of Carl Eugene Foster and wife, Patricia A. Foster under the terms of the instruments and VA Regulations authorizing, creating, and securing the loan to indemnify the VA to the extent of any claims payment arising from the guaranty or insurance of the indebtedness above mentioned.

TO HAVE AND TO HOLD to 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 hereinabove, that I have a good right to sell and convey the same as aforesaid, and that I will and 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 10 day of July, 1989.

STATE OF ALABAMA)
COUNTY OF _____)

Deed 13.00
Rec 2.50
Ord 3.00
18.50

Carl Eugene Foster
CARL EUGENE FOSTER

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carl Eugene Foster, a single man, 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of July, 1989.

Carl Eugene Foster
NOTARY PUBLIC

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