

SEND TAX NOTICE TO:

(Name) Timothy A. Billingsley
401 Brothers Avenue
 (Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1-3 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Sixty-Four Thousand, Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 Wales W. Foster and wife, Elizabeth G. Foster

(herein referred to as grantors) do grant, bargain, sell and convey unto
 Timothy A. Billingsley and Tracy E. Billingsley

(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 89 A, according to Brothers Addition to the Town of Wilsonville, Alabama, as recorded in Map Book 4, Page 59, in the Office of Judge of Probate of Shelby County, Alabama, described as follows: Commence at the Northwest corner of Section 7, Township 21 South, Range 2 East; thence run East along the North line of said Section 7 a distance of 2218.68 feet (measured) to the point of beginning; thence turn 103 degrees 00 minutes right and run Southwesterly 216.86 feet; thence turn 103 degrees 00 minutes left and run Easterly 215.0 feet; thence turn 93 degrees 02 minutes 10 seconds left and run North-easterly 211.60 feet; thence turn 86 degrees 58 minutes left and run West 155.01 feet to the point of beginning.
 According to survey of Amos Cory, RLS #10550, dated January 21, 1991.
 Situated in Shelby County, Alabama.

Subject to taxes for 1991 and subsequent years, transmission line permits, rights of way, easements, restrictions, and building set back lines of record.

\$64,096.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

1. State Tax	50
2. Recording Fee	250
3. Processing Fee	300
4. Notary Fee	100
5. Certified Fee	100
Total	1000

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 22nd

day of January, 1991

WITNESS:

STATE OF ALABAMA }
 SHELBY COUNTY }
 I, Mike T. Atchison,
 Attorney at Law,
 do hereby certify that this instrument was filed

9:21 JAN 23 PM 11:16

STATE OF ALABAMA }
 SHELBY COUNTY }

Wales W. Foster (Seal)
 Wales W. Foster

Elizabeth G. Foster (Seal)
 Elizabeth G. Foster

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wales W. Foster and wife, Elizabeth G. Foster whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of January, A. D., 19 91