

This instrument was prepared by
(Name) JAMES A. HOLLIMAN, ATTORNEY
3821 Lorna Road
(Address) Birmingham, Alabama 35244

Send Tax Notice To: ROBERT S. FOSTER
name 1150 Dearing Downs Dr
Helena, AL 35080
address

WARRANTY DEED-

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

That in consideration of Ninety-four Thousand and No/100----- (\$94,000.00)
Dollars cash.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we. JEFFREY ALLEN BADDERS and wife, LISA JOY BADDERS

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
ROBERT S. FOSTER

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 41, according to the Survey of Dearing Downs, Third Addition, as recorded in Map Book 8, Page 15, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1991 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants and conditions of record, if any.

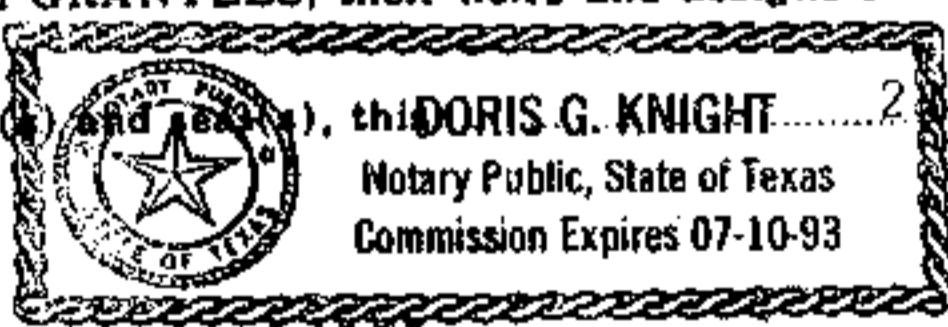
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380 PAGE
BOOK

1. Deed Tax 9.50
2. Mig. Tax 2.50
3. Recording Fee 3.00
4. Indexing Fee 1.00
5. No Tax Fee 1.00
6. Certified Fee 1.00
Total 16.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 10th day of December, 1991.



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

91 DEC 30 PM 5:53 (Seal)

STATE OF TEXAS
Austin COUNTY

I, Doris G. Knight, a Notary Public in and for said County, in said State, hereby certify that JEFFREY ALLEN BADDERS and wife, LISA JOY BADDERS, whose name 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 11th day of

December, A. D. 1991.

Doris G. Knight

Notary Public

Commission expires: 7-10-93