

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand Two Hundred and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John A. Foster

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

Charles L. Oakes

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

A part of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 19, Township 19 South, Range 3 East, described as follows: Commence at the Northwest corner of said NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section and run South along West line of said 10 acres to the South right of way line of County Paved Highway #62 for point of beginning of lot herein described and thence in an Easterly direction along South right of way line of said highway a distance of 140 feet; thence run South and parallel with the West line of said 10 acres a distance of 300 feet; thence run West and parallel with South right of way line of said Highway a distance of 140 feet to West line of said NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 19; thence run Northerly along West line of said 10 acres a distance of 300 feet to point of beginning.

Situated in Shelby County, Alabama.

GRANTEE'S ADDRESS:

4664 Highway 62

Vincent, Alabama 35178

Inst # 1993-11746

04/27/1993-11746  
02:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 16.50

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of April, 19 93.

(SEAL)

John A. Foster

(SEAL)

(SEAL)

(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 John A. Foster,

Whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

day of

April

A.D. 19 93

Notary Public