

This instrument was prepared by:
(Name) Stella K. Tipton
(Address) 2473 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) James D. Foster
(Address) 1230 Berwick Road
Birmingham, Alabama 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration to the undersigned grantor ~~XXXXXX~~ in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~XXXXXX~~ I

JAMES D. FOSTER
(herein referred to as grantors) do grant, bargain, sell and convey unto JAMES D. FOSTER and Wife, ANN S. FOSTER

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 95, according to the survey of Greystone Ridge Garden Homes, as recorded in Map Book 16 Page 31 in the Probate Office of Shelby County, Alabama.

Inst # 1993-18018

06/21/1993-18018
11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.00

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, me have hereunto set my hand(s) and seal(s), this 11th day of May, 1993.

WITNESS

(Seal)

(Seal)

(Seal)

James D. Foster
(Seal)
James D. Foster
(Seal)
(Seal)

STATE OF ALABAMA }
Shelby COUNTY } **General Acknowledgment**

I, STELLA E. Tipton, a Notary Public in and for said County, in said State, hereby certify that James D. 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 HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May A.D., 1993

12/7/94

My Commission Expires

Stella E. Tipton
Notary Public