

This instrument was prepared by
(Name) Anthony D. Snable, Attorney
(Address) 2700 Highway 280 South, Suite 101
Birmingham, AL 35223

Send Tax Notice To: Charles L. Foster
name
#4 Tucker Street
address
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

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

that in consideration of Twenty Eight Thousand Five Hundred and no/100 DOLLARS

the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Roger P. Jacobs and wife, Bridget Jacobs

herein referred to as grantors) do grant, bargain, sell and convey unto

Charles L. Foster and Annie L. Arnold Foster

herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to:

- 1. Advalorem taxes for the current tax year 1994.
- 2. Easements, conditions, restrictions and reservations of record.

\$29,070.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-01571

01/14/1994-01571
11:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

TO HAVE AND TO HOLD unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 11th day of January, 1994

WITNESS:

(Seal)

(Seal)

(Seal)

Roger P Jacobs (Seal)
Roger P. Jacobs (Seal)
Bridget Jacobs (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger P. Jacobs and wife, Bridget Jacobs 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 January A. D., 1994

Anthony D. Snable
My Commission Expires: 10-21-95

Inst # 1994-01571

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Beginning at the NE corner of Section 15, then run South 213 feet to the South side of a road, called Tucker Avenue, thence West along South side of said Tucker Avenue 270 feet to the starting point of the following described lot; thence South 163 feet; thence West 75 feet; thence North 163 feet; thence East 75 feet to the starting point and being a part of the NE of the NE 1/4, Section 15 Township 19, Range 2 East.

Also that certain lot in the Town of Vincent, Alabama, described as commencing at the NE corner of Section 15, Township 19, Range 2 East and run thence South 213 feet to a point on the South side of Tucker Avenue; run thence West along the South side of Tucker Avenue a distance of 345 feet to the point of beginning of the lot herein conveyed, which said point is the NW corner of the A.L. Conwill lot; run thence West along the South margin of said Tucker Avenue a distance of 60 feet; run thence South 163 feet; run thence East 50 feet to the SW corner of the A.L. Conwill lot; run thence North along the West line of said A.L. Conwill lot a distance of 163 feet to the point of beginning; and being a part of the NE 1/4 of the NE 1/4 of Section 15, Township 19, Range 2 East, together with all improvements situated thereon.

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