

Without examination of title or certification to correctness of legal description.

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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Wales W. Foster  
1703 Elm Drive  
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Michael T. Atchison, Attorney

(Address) P. O. Box 822 Columbiana, AL 35051

Form 1-1-5 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 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,

Woodrow W. Foster and wife, Naomi W. Foster

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

Wales W. Foster and wife, Elizabeth Gail Foster

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A part of the Southwest quarter of Northwest quarter of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, described as follows: Commencing at a point in the center of the Southern Railway track at the East end of a culvert being the first culvert East of the Wilsonville Depot and run Easterly along the center of the Southern Railway track a distance of 30 feet; thence Northerly and perpendicular to center line of Southern Railway 50 feet; being Southeast corner of lot deeded to Dewey F. Bolton as shown by deed recorded in Deed Book 136, Page 77; thence in an Easterly direction and parallel with and 50 feet from center line of Southern Railway 355 feet for point of beginning, said point being Southeast corner of the Sam Stoudenmire lot; thence in a Northerly direction along East line of Stoudenmire lot a distance of 272 feet; thence in a Northeasterly or Easterly direction to an iron stake situated 15 feet East of a wateroak tree; thence run in a Northeasterly direction 300 feet, more or less, to a stake on West boundry of a lot formerly owned by H. R. Tolbert and known as Huston lot; thence in a Southerly direction along West line of said Huston lot 412 feet to North boundry of Southern Railway right-of-way; run thence in a Westerly direction along the Northerly boundry of said railway right-of-way 200 feet, more or less, to point of beginning.

Subject to all easements and rights-of-way of record in the Office of the Judge of Probate of Shelby County, Alabama and to ad valorem taxes for 1980 and subsequent years.

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 7th

day of July, 19 94.

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Woodrow W. Foster  
Woodrow W. Foster (Seal)

Naomi Foster  
Naomi W. Foster (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Woodrow W. Foster and wife, Naomi W. Foster, whose names 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 7th day of July, A. D., 19 94

[Signature]  
Notary Public.

Inst 1994-21463