

This Form Provided By
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) Earl Foster

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison

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

Form 1-1-5 Rev. 3/82 CORRECTIVE
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,
George Foster, an unmarried widower

(herein referred to as grantors) do grant, bargain, sell and convey unto
Earl Foster and wife, Teresa 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:

Commence at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 1 West, and run South 87 degrees 15 minutes west along the north quarter line a distance of 524 feet to the point of beginning; thence continue last course a distance of 210 feet, thence turn left 90 degrees and run southerly a distance of 210 feet, thence turn left 90 degrees and run easterly a distance of 210 feet, thence turn left 90 degrees and run northerly a distance of 210 feet to the point of beginning.

Also a 30 foot right of way from the property described to the Columbiana-Chelsea Paved road (Shelby Co. #47) as the drive now exists.

George Foster is the surviving spouse of Frances Foster, a grantor in Deed Book 295, Page 808.

This deed is executed to place the subject property in the NW 1/4 of SW 1/4. Deed Book 295, Page 808 improperly located this property in the SW 1/4 of SW 1/4.

The deed recorded in Deed Book 295, Page 808 was originally excuted to Earl Foster and Shelia Foster. Earl and Shelia are now divorced.

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, I have hereunto set my hand(s) and seal(s), this 9th day of November, 1994.

WITNESS:

(Seal) _____ (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that George 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of November, A. D., 1994
Mike T. Atchison
Notary Public.

George Foster
Inst # 1994-36066
12/08/1994-36066
09:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00

Inst # 1994-36066