

Important: Read Instructions on Back Before Filling out Form.

06/14/1996-19361
10:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE 25.55
D02 SNA

This instrument was prepared by

Send Tax Notice To: DAVID S. JUSTICE
name 161 Winterhaven Drive
Alabaster, Alabama 35007
address

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

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 Seventy-one Thousand and No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE hereof, the receipt whereof is acknowledged, we,

ROBERT GUY FOSTER and wife, DEBRA M. FOSTER
(herein referred to as grantors) do grant, bargain, sell and convey unto

DAVID S. JUSTICE and KATRINA A. JUSTICE
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Lot 1, Block 6, according to the map and survey of Bermuda Hills, Second Sector, First Addition, as recorded in Map Book 7 page 16, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1994 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$69,473.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD unto the said GRANTEE 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 grantors herein) in the event one grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor, and if one does not survive the other, then the heirs and assigns of the grantors 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 GRANTEE, 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) and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, 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 30th day of November, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

Robert Guy Foster
ROBERT GUY FOSTER
(Seal)

Debra M. Foster
DEBRA M. FOSTER
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ROBERT GUY FOSTER and DEBRA M. 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 were date.

Given under my hand and official seal this 30th day of November, A. D. 1993.

MY COMMISSION EXPIRES: 8.22.94 [Signature] Notary Public.

Inst # 1996-11936193-38798

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