SEND TAX NOTICE TO: William Todd Foster and Joanna Foster 219 Hunter Hills Circle Chelsea, AL 35043

This instrument was prepared by

(Name) Holliman, Shockley & Kelly 2491 Pelham Parkway (Address) Pelham. AL 35124



This Form furnished by:

Cahaba Title. lec.

Highway 31 South at Valleydale Rd., P.O. Box 689 Pelham, Alabama 35124 Phone (205) 988-6600 Policy Issuing Agent for SAFECO Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY OF

KNOW ALL MEN BY THESE PRESENTS,

One Hundred Thirty-One Thousand Two Hundred Fifty and No/100 That in consideration of

a corporation, to the undersigned grantor, JAW, Inc. (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

William Todd Foster and Joanna 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, together with every contingent remainder and right of reversion, the following described real estate, Shelby County, Alabama, to wit: situated in

Lot 7, according to the Survey of Hunter Hills, Phase One, as recorded in Map Book 21, Page 71, in the Probate Office of Shelby County, Alabama.

(1) Taxes for the year 1997 and subsequent years; (2) Easements, SUBJECT TO: restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 124,650.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herevith 720

> 03/04/1997-06720 03:07 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 15.50 OO1 HCD

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of eather of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns; that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the said GRANTOR, by its President, Allen Wright who is authorized to execute this conveyance, has hereto see its signature and seal, this the 27th day of February 19 97

ATTEST:

STATE OF ALABAMA SHELBY COUNTY OF

the undersigned authority

a Notary Public in and for said County in said

State, hereby certify that

Allen Wright President of

JAW, Inc.

whose name as a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official scal, this the 27th day of

Form ALA-33

NOTABY PUBLIC STATE OF ALABAMA AT LARGE. MY COMMISSION EXPIRED: Mar. 12, 1997. DONDED THRU NOTARY PUBLIC UNDERWRITERS.