

GRANTEE'S ADDRESS:
213 Shelby 83
Harpersville, AL
35078

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Janice O. Baker

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

James Foster and Geraldine A. 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:

Tract No. 2 according to the Survey of W.M. Varnen, Registered Land Surveyor 9324, dated April 26, 1985: Begin at the NW corner of the NE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence southerly along the west line of said 1/4 section 1226.41 feet, more or less, to the centerline of Southern Railway right of way; thence left 100 deg. 30 min. in a northeasterly direction along said centerline 700.00 feet to the point of beginning; thence continue Northeasterly along said centerline 641.63 feet; thence left 90 deg. 00 min. in a northwesterly direction 398.00 feet; thence right 81 deg. 00 min. in a northeasterly direction 375.00 feet to the west right of way of a public road; thence 79 deg. 35 min. left in a northwesterly direction along said right of way 225.00 feet, more or less, to a point that is 25.00 feet South of the North line of said 1/4 Section; thence West along a line that is 25.00 feet South and parallel to said North line 720.00 feet; thence Southerly and parallel to said West line 978.05 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE ANY PART OF THE GRANTOR'S HOMESTEAD.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, _____ have hereunto set _____ hands(s) and seal(s), this 25th
day of April, 19 97.

WITNESS:

(Seal)

(Seal)

(Seal)

Janice O. Baker
Janice O. Baker (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Shelby COUNTY

I, _____ the undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that Janice O. Baker
whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 25th day of April, A. D., 19 97

Form 31-A

Notary Public.

04/29/1997-13183
01:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 20.50

Harrison & Justice