

\$ 3500.00

Inst # 1997-14019

WARRANTY DEED

For good consideration, we Billie Pete Foster AND Harvey Wade Foster of Chelsea, County of Shelby, State of Alabama, hereby bargain, deed and convey to Ruth Allen & Anjanette Foster Nicholas of Pelham, County of Shelby, State of Alabama, the following described land in Shelby County, free and clear with WARRANTY COVENANTS; to wit:

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantors by deed of _____, dated _____, 19____.

WITNESS the hands and seal of said Grantors this 1ST day of MAY, 1997

Billie Pete Foster
Grantor

Harvey Wade Foster
Grantor

STATE OF _____ }
COUNTY OF _____ }

On May 1, 1997 before me, Kathleen Gulas personally appeared Billie Pete Foster AND Harvey Wade Foster, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature _____

MY COMMISSION EXPIRES MARCH 1, 1998

Affiant _____ Known _____ Unknown _____
ID Produced _____ (Seal)

05/06/1997-14019
09:07 AM CERTIFIED
-354- SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.50

From the N.W. corner To the N.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$,
Section 5, Tp. 20-S, R-1-E, RUN EAST Along
the North Boundary of SAID $\frac{1}{4}$ - $\frac{1}{4}$ A distance
of 348.00 Ft To the point of Beginning; Thence,
Right 92° -37 Ft.-19 in. A distance of 421.69 Ft.;
Thence, Right 93° -49 Ft.-06 in. A distance of 112.81 Ft.;
Thence, Right 85° -47 Ft.-59 in. A distance of 408.86
Ft. To the point of Beginning, Such described
property containing 1.09 Acres.

24 Houston Dr
Pelham, AL 35124

Inst # 1997-14019

05/06/1997-14019
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.50