

This instrument was prepared by:

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Cindy Foster
name

503 Barrone Street
address
Helena, AL 35080

WARRANTY DEED-

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED NINETEEN THOUSAND AND NO/100-----
-----DOLLARS (\$119,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Christopher E. Zarzaur and wife, Melanie E. Zarzaur

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Cindy Foster, Unmarried

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

Lot 4, according to the Survey of St. Charles Place, Jackson Square, Phase
Two, Sector One, as recorded in Map Book 18, Page 76, in the Probate Office of
Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1997.

Subject to restrictions and covenants, 20 foot building line, and 7.5 foot
easement, of record.

\$ 115,430.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1997-32107

10/03/1997-32107
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.50

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 29th
day of September, 19 97

Christopher E. Zarzaur (Seal)
Christopher E. Zarzaur
Melanie E. Zarzaur (Seal)
Melanie E. Zarzaur (Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that
Christopher E. Zarzaur and wife, Melanie E. Zarzaur
whose name(s) 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 bears date.

Given under my hands and official seal this 29th day of September, A.D., 19 97

Larry L. Halcomb Notary Public

My Commission Expires:
January 23, 1998

My Commission Expires:
January 23, 1998