

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
Anthony E. Foster, Jr.
Melissa S. Foster
Elvie Kathrene E. Foster
3015 Bowron Road
Helena, AL 35080

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty-Nine Thousand Dollars and No/100's-----(\$129,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we BRYAN T. MCCALL and wife, TONYA M. MCCALL, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto Anthony E. Foster, Jr. and Melissa S. Foster and Elvie Kathrene E. Foster (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 69, according to the Survey of Fallston, Sector 3-Phase 1, as recorded in Map Book 20, Page 140, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$103,200 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/our heirs, executors, and administrators 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, I/we have hereto set my/our hand(s) and seal(s), this the 31ST day of May, 1997.

B T McCall
BRYAN T. MCCALL

Tonya M McCall
TONYA M. MCCALL

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1997-32850

10/08/1997-32850
12:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 38.00

Inst # 1997-32850

STATE OF Alabama }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BRYAN T. MCCALL, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of May, 1997.

Linda E. Chastain
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Sept. 26, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

AFFIX SEAL

STATE OF Alabama }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that TONYA M. MCCALL, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of May, 1997.

Linda E. Chastain
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Sept. 26, 2000.
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