

SEND TAX NOTICE TO:

(Name) Larry Guy and Kim Guy

(Address) 248 Shelby 83  
Harpersville, AL 35078

This instrument was prepared by  
WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW  
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**STATUTORY WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned grantor or grantors in hand paid by GRANTEES herein, the receipt of which is hereby acknowledged, we, **JAMES FOSTER and wife, GERALDINE A. FOSTER**, (herein referred to as grantor or grantors) do by these presents grant, bargain, sell and convey unto **LARRY GUY and wife, KIM GUY** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, all of their right, title, and interest in the following and hereinafter described real estate situated in Shelby County, Alabama, to-wit:

Said property situated partly in the NW ¼ of the NE ¼ and the SW ¼ of the NE ¼ of Section 28, Township 19 South, Range 2 East and being more particularly described as follows:

Commence at the NW corner of the NE ¼ of Section 28, Township 19 South, Range 2 East as the point of beginning and run South 01-39-02W along the West line of said ¼ 1419.67 feet to the Northwesterly Right of way of CSX Railroad; thence, run North 59-39-47 East along said right of way 700.00 feet; thence, run North 01-39-02 East 1023.04 feet to a point 25.00 feet South of the North line of the NW ¼ of the NE ¼ of Section 28; thence, run South 88-16-15 East 656.00 feet to the Southwesterly right of way of Shelby County Highway #83; thence, run North 46-10-21 West along said right of way 37.40 feet to an existing 5/8" rebar on said right of way and section line; thence, run North 88-16-15 West along said section line 1222.00 feet to the point of beginning.

According to the October 5, 1994 survey by Carl G. Moore, LS #10096.

The Grantors hereby convey their interest in the hereinabove described property to the Grantees in settlement of all claims as alleged in that certain lawsuit involving the Grantors and Grantees which is now pending in the Circuit Court of Shelby County, Alabama, Case No.: CV-98-209.

**TO HAVE AND TO HOLD** the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

**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

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herein shall take as tenants in common.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this the 13<sup>th</sup> day of May 1999.

James H Foster  
James Foster  
Geraldine Foster  
Geraldine A. Foster

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Foster and wife, Geraldine A. Foster whose names 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,, and who are known to me acknowledged before me on ;this day, that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of May, 1999.

Alon Wif  
Notary Public  
My Commission Expires: 10/20/2000

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