

This instrument was prepared by

Send Tax Notice To: James C. Foster

(Name) Patricia K. Martin, PG

name 105 East Willow Circle
Calera, AL 35040

(Address) 2090 Columbiana Rd.
Birmingham, AL 35216

address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of One hundred twenty-seven thousand five hundred and no/100 (\$127,500) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Todd McGarvey and his wife Angela McGarvey

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

James C. Foster and Karla 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:

Lot 22, according to the Map and Survey of Marengo, Sector One, as recorded in
Map Book 22, Page 123, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$ 127,435.00 of the above mentioned purchase price was paid for from a mortgage loan
which was closed simultaneously herewith.

Inst # 2000-14926

05/05/2000-14926
01:38 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9.00

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 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, we have hereunto set our hand(s) and seal(s), this 28
day of April, 2000

WITNESS

(Seal)

(Seal)

(Seal)

Todd McGarvey (Seal)
TODD MCGARVEY
Angela McGarvey (Seal)
ANGELA MCGARVEY
Angela McGarvey (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned

, a Notary Public in and for said County, in said State,

hereby certify that Todd McGarvey and his wife Angela McGarvey

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 they have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 28 day of April, A. D. 2000

Patricia K. Martin

Notary Public

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