

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
3015 Bowron Road
Helena, AL 35080

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/ITWROS

1,000.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we ANTHONY E. FOSTER, JR. and wife, MELISSA S. FOSTER and ELVIE KATHRENE E. FOSTER, an unmarried woman, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **ANTHONY E. FOSTER, JR. and MELISSA S. 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 2001 and subsequent years not yet due and payable until October 1, 2001. Existing covenants and restrictions, easements, building lines, and limitations of record.

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 6th day of October, 2000.

Elvie Kathrene E Foster
ELVIE KATHRENE E. FOSTER

Anthony E Foster Jr
ANTHONY E. FOSTER, JR

Melissa S Foster
MELISSA S. FOSTER # 2000-35787

10/13/2000-35787
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 12.00

STATE OF ALABAMA}
Jefferson COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ANTHONY E. FOSTER, JR. and MELISSA S. FOSTER and ELVIE KATHRENE E. 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, they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 6th day of October, 2000.

Z. M. Quinn
Notary Public
My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 12, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS

CLAYTON T. SWEENEY, ATTORNEY AT LAW