Send tax notice to: James H. Foster 340 Brandy Lane Harpersville, AL 35078

\$8,000°

This Instrument Prepared By: Kay O. Wilburn Feld, Hyde, Lyle, Wertheimer & Bryant, P.C. 2000 SouthBridge Parkway, Suite 500 Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, LYLE, WERTHEIMER & BRYANT, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)	KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)	

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, James H. Foster and Geraldine A. Foster, husband and wife, Nancy L. Beggs, an individual, and Dana M. Barber, a married person (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto James H. Foster, Geraldine A. Foster, Nancy L. Beggs and Dana M. Barber, as tenants in common (hereinafter referred to as "Grantees"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

SE¼ of SE¼ of Section 21, Township 19, Range 2 East, Shelby County, Alabama, containing 40 acres more or less, as recorded in Book 284, Page 702.

SOURCE OF TITLE: Instrument #1992-19383.

This conveyance is made subject to the following:

- 1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
- 2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

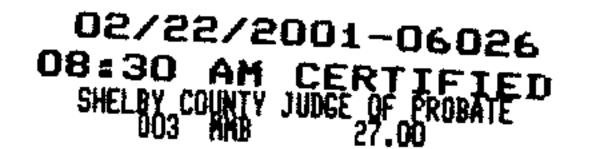
TO HAVE AND TO HOLD to said Grantees, their heirs, successors and assigns forever.

The purpose of this conveyance is to eliminate the survivorship ownership between the parties and to create ownership between the parties as tenants in common.

The Grantors and the Grantees, James H. Foster, Geraldine A. Foster, Nancy L. Beggs and Dana M. Barber, are one and the same persons.

The above property does not constitute the homestead of any of the Grantors.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs, successors and assigns, that we are lawfully seized in



fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this

6 day of 416,	2001.
	James H. Foster
	•
	Geraldine A. Foster
	Nancy L. Beggs Nancy L. Barber D. Kara H. Barber D.
	Dana M. P
	Dana M. Barber
Large, hereby certify that James H. For whose names are signed to the foregacknowledged before me on this day	otary Public in and for the State of Alabama at ster and Geraldine A. Foster, husband and wife, going conveyance and who are known to me, y that being informed of the contents of the pluntarily on the day the same bears date.
Given under my hand this 64	day of <u>Jebruans</u> , 2001.
	Mcchelle S. Herring Notary Public
(NOTARY SEAL)	Michelle S. Herring Printed Name My Commission Expires: 4-7-04
Large, hereby certify that Nancy L. Beg foregoing conveyance and who is known	otary Public in and for the State of Alabama at ggs, an individual, whose name is signed to the to me, acknowledged before me on this day that nveyance, she executed the same voluntarily on
Given under my hand this $\underline{\mathcal{I}}_{-}$	day of <u>Felinian</u> , 2001.
	Notary Public
	Vickie M. Cole Printed Name
(NOTARY SEAL)	My Commission Expires: 4-26-01

foregoing conveyance and who is know being informed of the contents of the the day the same bears date.		
Given under my hand this/4	day of Feb	, 2001.
	Notary Public	e Mu Suine
	& Faye	Maure
(NOTARY SEAL)	Printed Name My Commission E	xpires:

I, the undersigned authority, a Notary Public in and for the State of Alabama at

Large, hereby certify that Dana M. Barber, a married person, whose name is signed to the

Inst # 2001-06026

Ref: W:\85000\Foster_James\dead2REVISED.wpd