

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

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

\$ 8,000⁰⁰

Inst # 2001-06026

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

02/22/2001-06026
08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 AMB 27.00

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 Feb, 2001.

James H Foster
James H. Foster

Geraldine A. Foster
Geraldine A. Foster

Nancy L. Beggs
Nancy L. Beggs

Dana M. Barber
Dana M. Barber

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that James H. Foster and Geraldine A. Foster, husband and wife, 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 this 6th day of February, 2001.

Michelle S. Herring
Notary Public

Michelle S. Herring
Printed Name

(NOTARY SEAL)

My Commission Expires: 4-7-04

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Nancy L. Beggs, an individual, 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 this 9 day of February, 2001.

Vickie M. Cole
Notary Public

Vickie M. Cole
Printed Name

(NOTARY SEAL)

My Commission Expires: 8-26-01

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 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 this 14th day of Feb, 2001.

G Faye McGuire
Notary Public

G Faye McGuire
Printed Name

(NOTARY SEAL)

My Commission Expires: 02/22/2001

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