

Send Tax Notice To:

Joseph T Foster, Jr.
4122 Highway 83
Vincent, Alabama 35178
PID# 07-5-15-2-000-004.002

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY


20020802000361240 Pg 1/3 26.00
Shelby Cnty Judge of Probate, AL
08/02/2002 10:04:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Eighty-Six Thousand Five Hundred and 00/100 (\$86,500.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Janet. Craig, an unmarried person, and James J. Craig, an unmarried person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Joseph T Foster, Jr. and Aimee R. Foster

(herein referred to as Grantees), for and during their joint lives and upon the death of any or
either of them, then to the survivor of them in fee simple, together with every contingent
remainder and right of reversion, the following described real estate, situated in **Shelby**
County, Alabama, to-wit:

See Exhibit "A" Attached Hereto for Legal Description

\$ 77850 of the above recited consideration was paid from the proceeds of a mortgage loan
of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2002 and subsequent years not yet due and
payable.

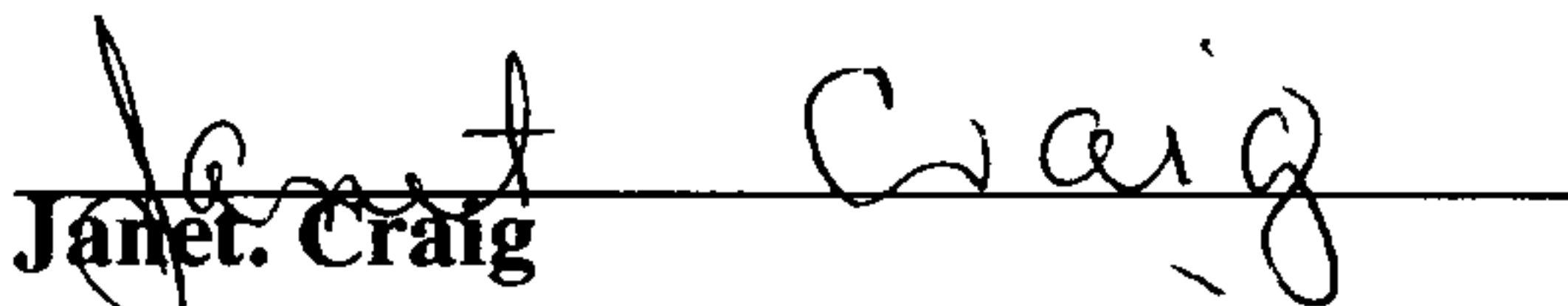
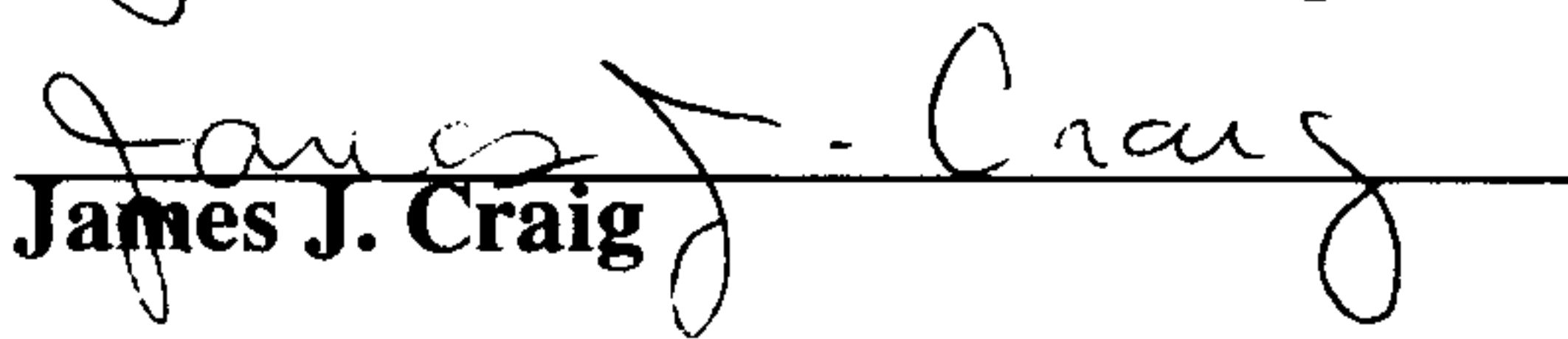
Subject to Mineral and Mining rights recorded in Real 327, Page 566, and all rights and
privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and
upon the death of any or either of them, then to the survivor of them in fee simple, and to the
heirs and assigns of such survivor 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 in and to the property described hereinabove 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 said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this **26th** day of **July, 2002**.

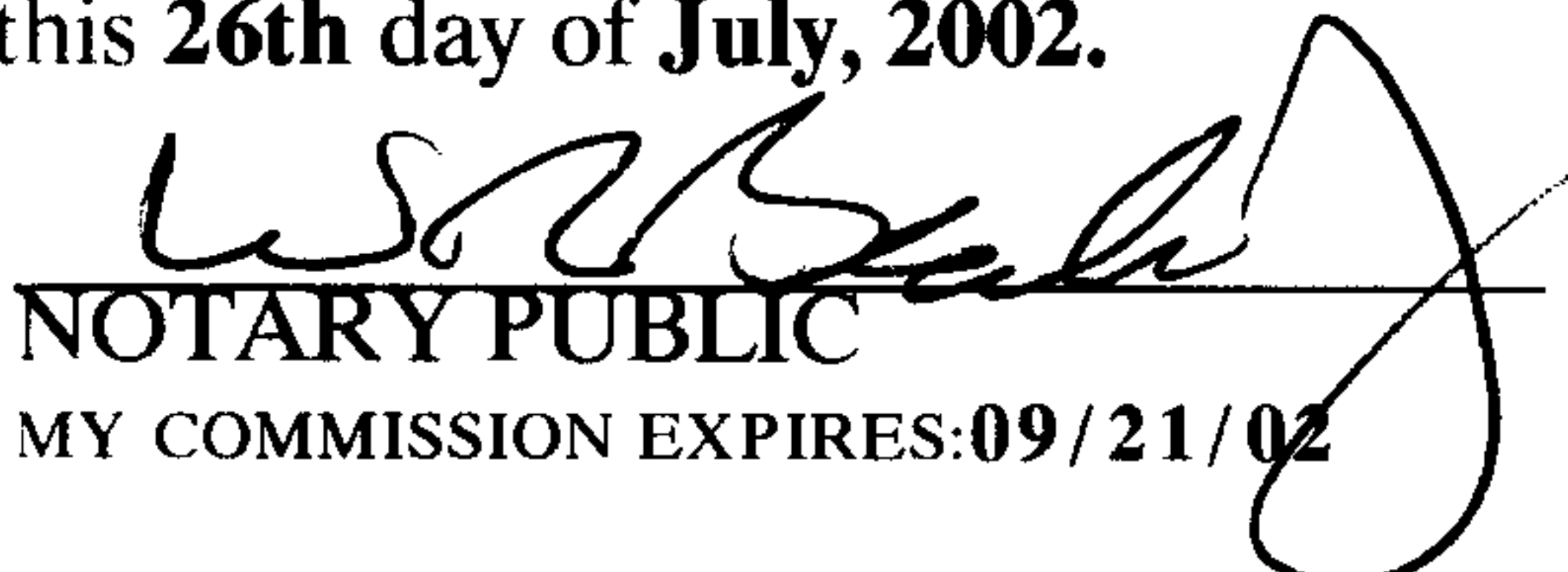

Janet. Craig

James J. Craig

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Janet. Craig, an unmarried person, and James J. Craig, an unmarried person** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **26th** day of **July, 2002**.

(AFFIX SEAL)


NOTARY PUBLIC
MY COMMISSION EXPIRES: **09/21/02**

OUR FILE NO.: **02045RB**

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B-3
Birmingham, AL 35242

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I: A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama; thence run South along the East line of said quarter-section for a distance of 18.66 feet to the South right-of-way line of Shelby County Highway No. 83 (right-of-way width 80 feet); thence leaving said East line run West along said South line for a distance of 735.00 feet to the POINT OF BEGINNING; thence continue in a Westerly direction along said South line for a distance of 105.00 feet; thence turn an interior angle to the right 89 degrees 46 minutes 16 seconds and leaving said South line run in a Southerly direction for a distance of 209.96 feet; thence turn an interior angle to the right of 90 degrees 09 minutes 02 seconds and run in an Easterly direction for a distance of 105.00 feet; thence turn an interior angle to the right of 89 degrees 50 minutes 57 seconds and run in a Northerly direction for a distance of 208.81 feet to the POINT OF BEGINNING.

PARCEL II: A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama; thence run South along the East line of said quarter-section for a distance of 18.66 feet to the South right-of-way line of Shelby County Highway No. 83 (right-of-way width 80 feet); ; thence leaving said East line run West along said South line for a distance of 840.00 feet to the POINT OF BEGINNING; thence continue in a Westerly direction along said South line for a distance of 105.00 feet; thence turn an interior angle to the right 89 degrees 46 minutes 17 seconds and leaving said South line run in a Southerly directon for a distance of 210.10 feet; thence turn an interior angle to the right of 90 degrees 09 minutes 02 seconds and run in an Easterly direction for a distance of 105.00 feet; thence turn an interior angle to the right of 89 degrees 50 minutes 58 seconds and run in a Northerly direction of 209.96 feet to the POINT OF BEGINNING.