

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty-Seven Thousand and NO/100 (\$27,000.00) Dollars and other good and valuable consideration to the undersigned John Wayne Foster and wife, Earline G. Foster herein referred to as Grantors, in hand paid by Charles W. Terrell and wife, Carolyn C. Terrell herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at a 3 Inch Open Top Pipe accepted as the Southeast corner of the NW1/4-NE1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama and proceed N 3 deg. 39' 28" E along the East boundary of said NW1/4-NE1/4 for 592.31 feet to a 1/2" Rebar Set by Billy R. Martin, Al. Reg. No. 10559, said point being the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed N 78 deg. 26' 48"W 124.61 feet to a 1/2" Rebar Set by Billy R. Martin (10559); thence proceed N 18 deg. 21' 37"W 228.05 feet to a 1/2" Rebar Set by Billy R. Martin, (10559) on the Southeasterly boundary of a 25 foot easement; thence proceed along the South, Southeasterly boundary of said 25 foot easement the following courses: proceed N 46 deg. 28' 29" E 42.43 feet to a Railroad Spike Set by Billy R. Martin, (10559); proceed N 76 deg. 36' 33" E 42.53 feet to a Railroad Spike by Billy R. Martin, (10559); proceed N 4 deg. 12' 54" E 25.15 feet to a 1/2" Rebar Set by Billy R. Martin, (10559), said point set on a fence on the North boundary of the aforementioned 25 foot easement; proceed N 89 deg. 19' 41" E 139.58 feet to a 1/2" Rebar Set by Billy R. Martin, (10559), said point being on the East boundary of the aforementioned NW1/4-NE1/4; proceed S 3 deg. 39' 28" W along the East boundary of said NW1/4-NE1/4 for 307.82 feet, back to the POINT OF BEGINNING, containing 1.11 acres.

The above described parcel of land is located in the NW1/4-NE1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama.

This conveyance is prepared without benefit of a Title Examination by the Preparer.

Description from a survey by Billy R. Martin dated May 28, 2002 and July 22, 2002.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the 30th day of August, 2002.

John Wayne Foster
John Wayne Foster
Earline G. Foster
Earline G. Foster

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that John Wayne Foster and wife, Earline G. Foster whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of August, 2002.

Judith C. Lavender
NOTARY PUBLIC
My Commission Expires: 9/24/2003

This document prepared by:

Mitchell & Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:
Charles W. and Carolyn C. Terrell