

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Aaron P. Foster
2135 Hwy 77
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20080710000278430 1/1 \$12.50
Shelby Cnty Judge of Probate, AL
07/10/2008 09:45:08AM FILED/CERT

That in consideration of Ninety Five Thousand dollars and Zero cents (\$95,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frank C. Ellis, III, a married man (as to an undivided one-half interest) and Shannon Kilgore, a married man (as to an undivided one-half interest) (herein referred to as grantors) do grant, bargain, sell and convey unto Aaron P. Foster and Regina P. Foster (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the Southeast corner of Section 33, Township 21 South, Range 1 East, and run thence West along the South line of said Section a distance of 210 feet to a point; thence run North parallel with the East line of said Section a distance of 210 feet to a point; thence run East parallel with the South line of said Section a distance of 210 feet to a point on the East line of said Section; thence run South along the East line of said Section a distance of 210 feet to the point of beginning of the property herein conveyed. Situated in Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

\$93,532.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 the 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; that I (we) will and my (our) 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of July, 2008.

(Seal)

Frank C. Ellis, III,

(Seal)

Shannon Kilgore

(Seal)

(Seal)

STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, Michael T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, III and Shannon Kilgore, 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 3rd day of July, 2008.

My commission expires: 10-16-2008

Michael T. Atchison, Notary Public

Shelby County, AL 07/10/2008
State of Alabama

Deed Tax: \$1.50

