

171

WARRANTY DEED

This instrument was prepared by  
Steven R. Sears, attorney  
11 South Main Street, BX 4  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notice to:  
Steven R. Sears  
Post Office Box 4  
Montevallo, AL 35115+0004

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of twenty thousand dollars and the assumption of three existing mortgages thereon, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, William T. Forte and wife Pamela J. Forte, of 10 Hintz Drive, Wallingford, CT 06492, do grant, bargain, sell, and convey  $\frac{1}{4}$  unto Steven R. Sears, a married man, of Post Office Box 4, Montevallo, AL 35115+0004,  $\frac{1}{4}$  unto Alma Patricia Sears, a married woman, of Post Office Box 4, Montevallo, AL 35115+0004; and  $\frac{1}{4}$  unto Sara Joan Sears, an unmarried woman, of 1951 Kilburn Drive NE, Atlanta, GA 30324 (herein referred to as grantees) the following described real estate situated in Shelby County, Alabama, to-wit:

BOOK 158 PAGE 147

A part of Lots 4 and 5 in Block F, according to Lyman's Addition to Montevallo, Alabama, being more particularly described as follows: Begin at the SW corner of Lot 4, Block F, (said point being the point of intersection of the NE line of Bloch St with the NW line of Oak St) and run northeasterly along the line of Oak St 150 feet; run thence northwesterly along a line and parallel with Bloch St 75 feet; run thence southwesterly and parallel with Oak St 150 to the NE line of Bloch St; run thence southeasterly along Bloch St 75 feet to the point of beginning.

Subject to easements and rights of way servicing Lyman's Addition as recorded in Map Book 3, page 27 in the Probate Office of Shelby County, Alabama.

It is the intent of this instrument to convey that property acquired by grantors via a warranty deed executed July 1, 1986 and recorded July 16, 1986 at real book 81, pages 28-9 of the Probate Office of Shelby County, Alabama, whether or not correctly described above.

This property does not constitute the homestead of either grantor herein. Grantors own other real property that does constitute homestead.

Title to mineral rights not warranted.

To have and to hold to the said grantees, their heirs and assigns forever.

We, William T. and wife Pamela J. Forte, do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs 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 and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 31<sup>st</sup> October 1987.

Witness:

Barbara R. Hill

William T. Forte (Seal)  
William T. Forte

Jean M. Jensen

Pamela J. Forte (Seal)  
Pamela J. Forte

State of Connecticut)  
County of New Haven)

I, the undersigned notary public for the State of Connecticut, hereby certify that William T. Forte and wife Pamela J. Forte, whose names are signed to the foregoing conveyance, and who are (made) 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 31 October 1987.

Carmen Pousinski  
Notary public

BOOK 158 PAGE 148

My Commission Expires Mar. 31, 1992

STATE OF CONNECTICUT SHELBY CO.  
1987 NOV -3 PM 2:40  
Thomas A. Scowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 20.00  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 26.00