

WARRANTY DEED

26,000

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

Please send tax notice to:

Steven R Sears
BX 4
Montevallo, AL 35115+0004

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of six and twenty thousand dollars, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Joseph L Meyer, Jr and wife Karen D Meyer, of 714 Creek Street, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Steven R Sears and wife Alma Patricia Sweeney Sears; Sara Joan Sears Belcher and husband Richard Belcher; and Randall Jane Sears Rosenberg and husband David Rosenberg of BX 4, Montevallo, AL 35115 the following described real estate situated in Shelby County, Alabama, to-wit:

A building at 727 and 729 Middle Street, Montevallo, AL 35115 assigned property tax identification number 27-5-21-3-304-018, more particularly described as: Begin at the easternmost corner of the lot formerly owned by E D Carpenter on Middle Street, (which lot was conveyed to W D Carpenter and Brewer Carpenter in November 1946 via a deed recorded at deed book 127, page 539 of the Shelby County Probate Records; then conveyed to Marvin Eugene "Tony" Hall and wife Mary E Hall in November 1980 via a deed recorded at deed book 329, page 809 of the Shelby County Probate Records; then conveyed to Robert C Eason, Jr on August 14, 1981 via a deed recorded at deed book 336, page 31 of the Shelby County Probate Records; then conveyed back to Marvin Eugene "Tony" Hall and wife Mary E Hall on March 20, 1985 via a deed recorded at real book 21, page 767 of the Shelby County Probate Records; then conveyed to Peter Ladewig on January 31, 1986 via a deed recorded at real book 59, page 882 of the Shelby County Probate Records; then conveyed to University Investments, Inc., on April 19, 1989 via a deed recorded at real book 242, page 201 of the Shelby County Probate Records) the same being 150 feet northerly from the intersection of the northerly line of Main Street and westerly line of Middle Street: run thence southerly along said Middle Street 25 feet; thence westerly and parallel with Main Street 46 feet 6 inches; thence northerly and parallel with Middle Street 25 feet; thence easterly and parallel with Main Street 46 feet and 6 inches, to the point of beginning; said land being a part of Block 16, Lot #21 in the Town of Montevallo, according to the original plan of said Town.

Inst # 1993-14114

05/17/1993-14114
Page 1 of two 03:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 39.00

Source of title: A warranty deed from Aagje Franken to Joseph L Meyer Jr and wife Karen D Meyer executed 03 April 1990 and recorded 05 April 1990 at book 285, page 954 of the Shelby County Probate Records. A deed from Jack H Viskil and Aagje Viskil to Aagje Franken (the same person as Aagje Viskil) executed April 3, 1990 and recorded at real book 285, page 953 of the Shelby County Probate Records. A deed from Miley S Baker and wife Frances W Baker to Jack H Viskil and mother Aagje Viskil executed March 5, 1983 and recorded at deed book 345, page 542 of the Shelby County Probate Records. Deeds from Larry E Tyer and wife Jackie D Tyer to Miley S Baker and wife Frances W Baker executed September 23 and September 26, 1980 and recorded at deed book 328, page 791 and deed book 328, page 828 of the Shelby County Probate Records. A deed to Larry E Tyer and wife Jackie D Tyer executed November 17, 1976 and recorded at deed book 302, page 599 of the Shelby County Probate Records.

The conveyed property forms no part of the homestead of either grantor hereof. Each grantor has other property which does form homestead.

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

We, Joseph L Meyer, Jr and wife Karen D Meyer, 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 13 May 1993.

Witness:

Edna Lays Seal

Joseph L Meyer Jr (Seal)
Joseph L Meyer, Jr

Edna Lays Seal

Karen D Meyer (Seal)
Karen D Meyer

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Joseph L Meyer, Jr and wife Karen D Meyer, whose names are signed to the foregoing conveyance, and who is (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 13 May 1993.

Inst # 1993-14114

Edna Lays Seal

Notary public

MY COMMISSION EXPIRES OCTOBER 3, 1995

Page 2 of two

05/17/1993-14114
03:38 PM CERTIFIED
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