

This instrument was prepared by

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Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand One Hundred and no/100-----DOLLARS-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, W. David Nichols and wife, Teresa M. Nichols

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Steven Ralph Sears

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

From the NE Corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 24 North Range 12 East run southerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 71.05', thence turn right an angle of 117°48' and run Northwesterly 288.70' to point of beginning of land herein described; thence continue Northwesterly on same course 269.06', thence turn left an angle of 133°08' and run Southeasterly 40.05', thence turn right an angle of 15°15' and run Southerly 742.09'; thence turn left an angle of 133°17' and run Northeasterly 251.46', thence turn left an angle of 13°26' and run Northeasterly 239.53', thence turn left an angle of 90°00' and run Northwesterly 208.70' thence turn right an angle of 90°00' and run Northeasterly 208.70' to point of beginning; this being a part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 24 North Range 12 East Shelby County, Alabama.

Subject to easements and restrictions of record.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUL 23 PM 4:03
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carroll M. Moore
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~x~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~myself~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (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(s) and seal(s), this 18th day of July, 1973

_____(Seal)
_____(Seal)
_____(Seal)

W. David Nichols (Seal)
Teresa M. Nichols (Seal)
_____(Seal)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. David Nichols and wife, Teresa M. Nichols whose name s are signed to the foregoing conveyance, and who ar e 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 18th day of July, A. D., 1973

Robert D. Moore
My Commission Expires
My Commission Expires
Notary Public
for 10, 1974