

WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557.

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of the execution of a mortgage for \$14,000.00 and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I (we), the estate of Phebe Clark Gibson Wills, at the time of her death an unmarried widow, Henry Clay Griffin, executor, (herein referred to as grantor, whether one or more), of 1557 Athens Avenue SW, Atlanta, GA 30310, do grant, bargain, sell, and convey unto Steven R. Sears, a single man, (herein referred to as grantee, whether one or more), of 27 South Main Street, BX 557, Montevallo, AL 35115+0557, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, Block F in Lyman's Addition to the Town of Montevallo, according to a map recorded in Map Book 3, page 27 of the Probate Office of Shelby County, and located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of $\frac{1}{2}$ 21, Twp 22S, Range 3W, in Shelby County. The intent of this instrument is to convey the house and lot at 239 Highland Street N, Montevallo, AL 35115, whether correctly described or not.

Source of title: Book 75, page 32.

To have and to hold to the said grantee, his heirs and assigns forever.
I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said grantee, his, her, or 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 grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I (we) have set my (our) hand(s) and seal(s), this 24 June 1982.

Witness:

Steve Sears Phebe Anne Wills Griffin (Seal)

Steve Sears Diadama Wills Martin (Seal)

Steve Sears Estate of Phebe Clark Gibson Wills (Seal)

Henry Clay Griffin, Executor

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that the Estate of Phebe Clark Gibson Wills, by Henry Clay Griffin, executor; Diadama Wills Martin, and Phebe Anne Wills Griffin, 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 24 June 1982.

Jackie M. Hecker
Notary public

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