

WARRANTY DEED

This instrument was prepared by ✓ Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of the release of a mortgage and other good and valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Robert D. Holtzman, of c/o Southeastern X-Ray, BX 646, Alabaster, AL 35007 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Steven R. Sears, of BX 557, Montevallo, AL 35115+0557 (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 §11, Twp 24N, R12E, run Southerly along the E line of said  $\frac{1}{4}$ § 71.05 feet; thence turn right an angle of 117° 48' and run Northwesterly 288.70 feet to point of beginning of land herein described; thence continue Northwesterly on same course 269.06 feet; thence turn left an angle of 133° 08' and run Southeasterly 40.05 feet; thence turn right an angle of 15° 15' and run Southerly 742.09 feet; thence turn left an angle of 133° 17' and run Northeasterly 251.46 feet; thence turn left an angle of 13° 26' and run Northeasterly 239.53 feet; thence turn left an angle of 90° 00' and run Northwesterly 208.70 feet; thence turn right an angle of 90° 00' and run Northeasterly 208.70 feet to point of beginning. This being a part of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  and the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of §11, Twp 24N, R12E, Shelby County, Alabama.

It is the intent of this instrument to convey land deeded to grantor on 30 June 1983, a house and ±2.85 acres located on Shelby County Road 200, whether correctly described or not.

To have and to hold to the said grantee, his, her or their heirs and assigns forever.

I Robert D. Holtzman do for myself and for my heirs, executors, and administrators covenant with the said grantee, his, her, or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have set my hand and seal, this 18 April 1983.

Witness:

*Robert D. Holtzman* (Seal)  
STATE OF ALABAMA, SHELBY CO. Robert D. Holtzman  
I CERTIFY THIS Robert D. Holtzman  
NOTARIAL WAS FILED

1983 APR 19 PM 3:45

Deed TAX. 50  
Rec 1.50  
Ind 1.00  
3.00

State of Alabama)  
County of Shelby)

*Thomas A. Shanderson, Jr.*  
JUDGE OF PROBATE

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Robert D. Holtzman, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 April 1983.

*Conrad S. Smith*  
Notary public

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