

WARRANTY DEED--JOINT TENANCY

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 love and affection, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Steven R. Sears, of 239 Highland Street, Montevallo, AL 35115 (herein referred to as grantors) do grant, bargain, sell, and convey unto Steven R. Sears and wife Alma Patricia Sweeney Sears, of 239 Highland Street, Montevallo, AL 35115 (herein referred to as grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, 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 §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.

This conveyance made subject to a mortgage recorded at mortgage book 421, pages 446-7 of the probate records of Shelby County.

Source of Title: Deed book 75, page 32; Deed book 340, page 524.

To have and to hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 24 September 1983.

Witness:

James G. Norton

Steven R. Sears (Seal)
Steven R. Sears

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Steven R. Sears, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 September 1983.

James G. Norton
Notary public

SHIRLEY A. SHELBY CO.
NOTARY PUBLIC
1983 NOV 21 AM 8:50

1983 NOV 21 AM 8:50

James G. Norton, Jr.
NOTARY PUBLIC

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