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(Name) _____

(Address) _____

This instrument was prepared by

(Name) James M. Barnes, Jr.

(Address) P. O. Box 639, Marion, AL 36756

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY THOUSAND AND 0/100 (\$40,000.00) DOLLARS which includes execution by Grantees of a \$32,000.00 purchase money mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

SAMUEL M. SHILLER and wife, LINDA C. SHILLER
(herein referred to as grantors) do grant, bargain, sell and convey unto

RALPH W. SEARS and MARCIA M. SEARS
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Exhibit A, a copy of which is attached hereto and incorporated by reference as though fully and completely set forth in detail.

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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 29th day of February, 1984

WITNESS:

(Seal) Samuel M. Shiller (Seal)

(Seal) Linda C. Shiller (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, Karen M. Hopkins, a Notary Public in and for said County, in said State, hereby certify that Samuel M. Shiller and Linda C. Shiller, husband and wife whose names are signed to the foregoing conveyance, and who are 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 29th day of February, A.D., 1984
My commission expires: 4-4-87
Karen M. Hopkins
Notary Public.

A lot in the town of Montevallo, Alabama, being a part of Lots Nineteen (19) and Twenty (20) in the Original Plan of said town, said lot being described as beginning at a point on the northwest side of Main Street, which street is also known as Broad Street, which point is 1133 feet and 2 inches northeast from the intersection of the northwest side of Main or Broad Street and the northeast side of Shelby Street in said town; thence run northeast along said Main or Broad Street 25 feet; thence run Northwest and perpendicular to said Main or Broad Street 300 feet to the Southeast margin of Valley Street; thence run Southwest along said Valley Street 25 feet; thence run Southeast and perpendicular to said Main or Broad Street 300 feet to the point of beginning.

SUBJECT TO THE FOLLOWING:

1. Easement to the Town of Montevallo for a gas line as shown by instrument dated December 7, 1950, recorded in Deed Book 147, Page 136, in Probate Office.
2. Transmission Line Permit to Alabama Power Company recorded in Deed Book 174, Page 57, in Probate Office.

Being the same property described in that deed from Lois Cohn and husband to Samuel M. Shiller and Linda C. Shiller, dated April 8, 1980, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 325, Page 971.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 FEB 29 PM 2:13

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed Tax 8.00
Rec 3.00
Prod 1.00
12.00