

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 one hundred dollars and other good and valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Reita Jean Barasch, an unmarried woman, of 1219C Beacon Parkway E, Birmingham, AL 35209; Benny Witt and wife Pauline Witt, of 3639 Bankhead Avenue, Montgomery, AL 36111, Charles L. Goldberg and wife Kristi Goldberg, of 3512 Knollwood Drive, Anniston, AL 36201 and, Sidney J. Goldberg and wife Arline L. Goldberg, of 117 Walnut Road, Sylacauga, AL 35150 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Ralph W. Sears and wife Marcia M. Sears, of BX 444, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A certain part of Lot 21 according to the Original plan of the Town of Montevallo, Alabama, as shown by map, which part is particularly described as follows: Beginning at the most Southerly corner of a brick store building formerly known as and called the H. C. and W. B. Reynolds Store Building, which in 1921 was occupied by Jeter Mercantile Company, running thence SW along the margin of Broad Street, sometimes called Main Street, a distance of 26 feet and 6 inches; thence Northwesterly perpendicular to said Broad Street a distance of 150 feet; thence Northeasterly parallel with said Broad Street or Main Street a distance of 26 feet and 6 inches; thence in a Southeasterly direction perpendicular to said Broad Street or Main Street, and in a line with and along the Southwest wall of said H. C. and W. B. Reynolds Store Building ±150 feet more or less, to the point of beginning.

Said lot being further described as follows: Beginning at a point marked by the intersection of the N side of the side walk on the NW side of Main or Broad Street with the intersection of the W or Southwestern margin of the side walk on SW side of Middle Street, and run thence in a Southwesterly direction along the NW margin of the side walk on said Main or Broad Street a distance of ±47 feet and 5½ inches, more or less, to the point of commencement of the lot herein described, and which commencement point is, and has heretofore been described as being the SW corner of the brick store building of H. C. and W. B. Reynolds, and running thence in a Southwesterly direction along the NW margin of the boundary line of said side walk on said Main or Broad Street, a distance of ±26 feet and 6 inches, more or less, to the SE corner of the brick building formerly occupied by M. P. Jeter, and now occupied by Warren Bruce McClanahan dba The House of Serendipity, run thence in a Northwesterly direction perpendicular to Main or Broad Street and along the NE wall of said M. P. Jeter/Warren Bruce McClanahan building a distance of 150 feet to a point; run thence in a Northeasterly direction and parallel with said Broad or Main Street a distance of ±26 feet and 6 inches, more or less, to the SW wall of the building formerly known as the H. C. and W. B. Reynolds Store building, then as the

Wilson Drug Store, half of which is now occupied by Walt Czeskleba dba Czeskleba TV Repair; run thence in a Southeasterly direction and along the SW wall of said H. C. and W. B. Reynolds/Wilson/Czeskleba Store Building a distance of ±150 feet, more or less, to Broad or Main Street, to the point of commencement, upon which a building was formerly situated and occupied by the Cowart Drug Company, now occupied by a Sears Catalog store, in the Town of Montevallo, Shelby County, Alabama.

It is the intent of this instrument to convey a lot 150 feet deep fronting 26½ feet on Main Street, Montevallo, and the building thereon, that is now occupied by a Sears Catalog Store managed by Hal Sawyer, and all hereditaments and appurtenances thereunto appertaining, whether correctly described or not.

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

I Reita Jean Barasch, Benny Witt and wife Pauline Witt, Charles L. Goldberg and wife Kristi Goldberg, and Sidney J. Goldberg and wife Arline L. Goldberg, 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, there being no others with any claim to the interest in the above described land held by Hyman Goldberg, Meyer L. Goldberg, and Harry Witt by virtue of a warranty deed to the same executed 08 June 1936 and recorded in the Shelby County Probate Office 09 June 1936 at Deed book 101, pages 34-5; 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, we have set our hands and seals, at various times and places, all to become effective on 15 April 1984, at Montevallo.

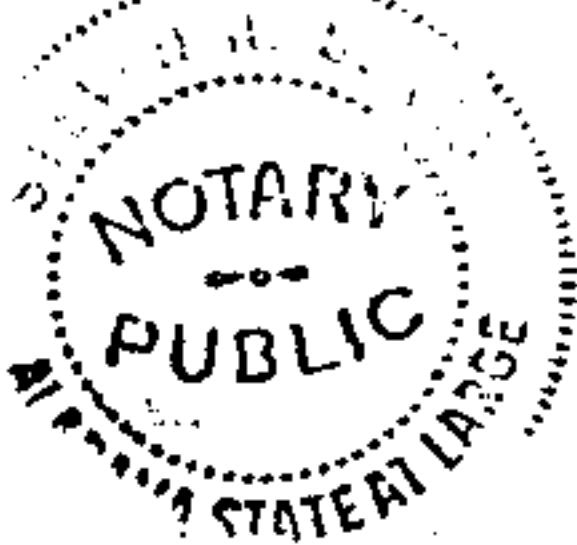
Witness:

Reita Jean Barasch (Seal)
Reita Jean Barasch

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Reita Jean Barasch, an unmarried woman, 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 30 April 1984.



Steve L. [Signature] My commission expires 16 February 1986
Notary public

Witness:

Jeanne Giffin

Jeanne Giffin

Charles L. Goldberg (Seal)
Charles L. Goldberg

Kristi Goldberg (Seal)
Kristi Goldberg

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Charles L. Goldberg and wife Kristi Goldberg, 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 14 April 1984.

Norms Dalt
Notary public

MY COMMISSION EXPIRES NOV. 8, 1986



Witness:

Kathleen Rey

Sidney J. Goldberg (Seal)
Sidney J. Goldberg

Kathleen Rey

Arlene L. Goldberg (Seal)
Arlene L. Goldberg

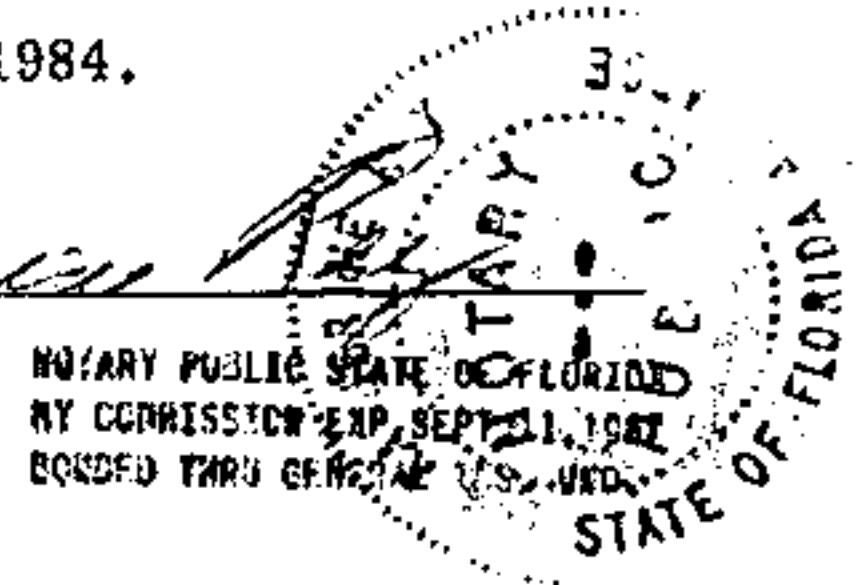
State of Fla

County of Dade

I, the undersigned notary public for the State of Florida at Large, hereby certify that Sidney J. Goldberg and wife Arline L. Goldberg, 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 12 April 1984.

Kathleen Rey
Notary public



Witness:

Benny Witt (Seal)
Benny Witt

Pauline Witt (Seal)
Pauline Witt

State of Alabama)
County of Shelby)

MY COMMISSION EXPIRES
MARCH 1, 1988

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Benny Witt and wife Pauline Witt, 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 12th April 1984.

Margaret J. Higgins
Notary public

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAY -2 AM 11:30

Thomas P. Cunningham
JUDGE OF PROBATE

Deed TAX 1.00
Rec 11.00
Jud 1.00
13.00