

WARRANTY DEED

21,000.00

This instrument was prepared by Steven R. Sears, attorney, 11 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 execution of a mortgage and mortgage note contemporaneously herewith and other good and valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Steven R. Sears, of 11 South Main Street, Montevallo, AL 35115+0557, a married man (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Dennis Lawson and LuAnn Laird Lawson, of Rt 2, BX 108, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) 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:

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 the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of §11, Twp 24N, R 12E, Shelby County, Alabama.

Subject to easements and restrictions of record.

To have and to hold to the said grantees, their heirs and assigns forever.

I Steven R. Sears 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 28 September 1985.

Witness:

[Signature]

[Signature]
Steven R. Sears

(Seal)

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 30 September 1985.

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

1985 OCT -4 PM 4:28

[Signature]
JUDGE OF PROBATE

[Signature]
Notary public

Deed Tax - 50
Rec. 2.50
Ind. 1.00
400

[Signature]



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