

SEND TAX NOTICE TO: George B. Sears, Jr.
2558 Dalton Drive
Pelham, AL 35124

This instrument was prepared by

(Name) Sidney C. Summey, Attorney at Law

(Address) #219 2112 11th Avenue South
Birmingham, AL 35205

WARRANTY DEED-

256

STATE OF ALABAMA
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-nine thousand, nine hundred (\$99,900.00) and no/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Leigh Sutherland and husband, Richard B. Smith

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
George B. Sears, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 149, according to the map and survey of Chandalar South,
Third Sector, as recorded in Map Book 6, Page 68, in the
Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. General and special taxes for the current year and subsequent years.
2. Terms, agreements and right of way to Alabama Power Company, as recorded in Misc. Book 14, Page 12.
3. Agreement with Alabama Power Company for underground residential distribution as recorded in Misc. Book 14, Page 659.
4. Right of Way granted to Alabama Power Company by instrument (s) recorded in Deed Book 297, Page 790.
5. Restrictions appearing of record in Misc. Book 15, page 106.
6. 35 foot building line from Dalton Drive and a 7.5 foot utility easement along the rear lot line, as shown on recorded map.

\$99,900.00 of the above consideration was supplied by purchase money mortgage recorded simultaneously herewith.

1. Deed Tax	\$	—
2. Mtg. Tax	\$	—
3. Recording Fee	\$	2.50
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	7.50

NOTE: Leigh Sutherland and Leigh S. Smith is one and the same.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 30th
day of January, 19 90

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 FEB -5 PM 2:14

JUDGE OF PROBATE

Leigh Sutherland (Seal)
Leigh Sutherland
Richard B. Smith (Seal)
Richard B. Smith (Seal)

STATE OF ALABAMA
JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned Leigh Sutherland and husband Richard B. Smith a Notary Public in and for said County, in said State,
hereby certify that 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30th day of January, A. D., 1990

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: SEPT. 15, 1993
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public