

WARRANTY DEED

1,000

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Steven R Sears
BX 4

Montevallo, AL 35115+0004

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of the reorganization of a partnership and the assumption of mutual covenants and agreements therein, but without the payment of money, we, Steven R Sears and wife Alma Patricia Sears, of BX 4, Montevallo, AL 35115+0004; and Sara Joan Sears Belcher, of 1420 Harvard Road NE, Atlanta, GA 30306, do grant, bargain, sell, and convey: $\frac{1}{4}$ unto Steven R Sears, $\frac{1}{4}$ unto his wife Alma Patricia Sears, both of BX 4, Montevallo, AL 35115+0004; $\frac{1}{4}$ unto Sara Joan Sears Belcher, and $\frac{1}{4}$ unto her husband Richard Allan Belcher, both of 1420 Harvard Road NE, Atlanta, GA 30306 (herein referred to as grantees) the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Lots 4 and 5 in Block F, according to Lyman's Addition to Montevallo, Alabama, as drawn by E E Todd for F May Lyman on 11 November 1899 and recorded in the probate office of Shelby County, Alabama at map book 1, page 12, and rerecorded on 29 November 1917 at Map book 3, page 27 of the Shelby County Probate records, being more particularly described as follows: Begin at the SW corner of Lot 4, Block F, (said corner being the point of intersection of the NE line of Bloch Street with the NW line of Oak Street) and run northeasterly along the line of Oak Street 150 feet; run thence northwesterly along a line parallel with Bloch Street 75 feet; run thence southwesterly and parallel with Oak Street 150 feet to the NE line of Bloch Street; run thence southeasterly along Bloch St 75 feet to the point of beginning.

Subject to easements and rights of way servicing Lyman's Addition as recorded in Map Book 3, page 27 in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of any grantor herein, nor does it adjoin any such homestead. All grantors own other real property that does constitute homestead.

Source of title: A warranty deed executed July 1, 1986 and recorded July 16, 1986 at real book 81, pages 28-9 of the Probate Office of Shelby County, Alabama, in favor of William T Forte and wife Pamela J Forte. A warranty deed from the Fortes to grantors herein executed 31 October 1987 and recorded

11/30/1993-37928
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12:00

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November 3, 1987 at real book 158, pages 147-8 of the Probate Records of Shelby County Alabama. Sara Joan Sears Belcher is the same person as the Sara Joan Sears named in the October 31, 1987 deed.

To have and to hold to the said grantees, their heirs and assigns forever, together with every contingent remainder and right of reversion.

We do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals, this 30 November 1993.

Witness:

Steven Sears (Seal)
Steven R Sears

Sara Joan Sears Belcher (Seal)
Sara Joan Sears Belcher

Patsy Sears (Seal)
Alma Patricia Sears

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Steven R Sears and wife Alma Patricia Sears, 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 30 November 1993.

Janet J. Wyatt
Notary public (My Commission Expires 11-8-96)

I, the undersigned notary public for the State of Georgia, hereby certify that Sara Joan Sears Belcher, 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 November 1993. 37928

Betty J. Sims
Notary public
Notary Public, Fulton County, Georgia
My Commission Expires May 7 1995

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