

This instrument prepared by:
John N. Randolph, Attorney
Sirota & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
J. Price Fox

5153 Selkirk Drive
Birmingham, Alabama 35242

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON County

That in consideration of **One Hundred Twelve Thousand Seven Hundred Fifty and 00/100'S *** (\$112,750.00) Dollars** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **Rodney Earl Sears and wife, Lynne Sears**, (herein referred to as grantors) do grant, bargain, sell and convey unto **J. Price Fox** (herein referred to as GRANTEE) the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 10, in Block 1, according to the Map and Survey of Selkirk, as Subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Restrictions appearing of record in Misc. Book 21, Page 10.
3. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Misc. Book 21, Page 377.
4. Terms, agreements and right of way to Alabama Power Company, as recorded in Misc. Book 21, Page 376.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 306, Page 10.
6. A 7.5 foot utility easement along the North and South lot lines; a 10 foot utility easement along the East lot line; and a 10 foot utility easement running across the Northeast corner of lot; as shown on recorded map.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her 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 GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of November, 1993.

X Rodney Earl Sears (Seal)
Rodney Earl Sears

X Lynne Sears (Seal)
Lynne Sears

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rodney Earl Sears and wife, Lynne Sears, 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 30th day of November, 1993.

[Signature]
Notary Public
Affix Seal

Inst # 1993-38503

12/02/1993-38503
06:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 31.50

Inst # 1993-38503