

This instrument was prepared by  
**Mitchell A. Spears**  
ATTORNEY AT LAW  
143 Main, P.O. Box 91  
Montevallo, AL 35115-0091  
205/665-5102  
205/665-5076

Clarence W. Sears  
Joyce L. Sears  
Randall L. Sears and  
Kelly D. Sears  
Send Tax Notice to: \_\_\_\_\_  
(Name) \_\_\_\_\_  
(Address) 731 Middle St.  
Montevallo, AL 35115

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TWENTY THOUSAND and 00/100----- (\$20,000.00)----- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
ANNIE M. CREWS, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto CLARENCE W. SEARS and wife, JOYCE L. SEARS;  
and RANDALL L. SEARS and wife, KELLY D. SEARS

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of  
them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

That certain lot or parcel of land described as beginning at a point on the West right of way line of the Montevallo and Ashville paved public road at a point 370 feet NE from the Southernmost corner of that certain tract of land conveyed to J. C. Wooley by Laura L. Moody and heirs at law of Frank Moody, Sr., which said deed is recorded in Deed Book 77, Page 441, in the Office of the Judge of Probate of Shelby County, Alabama, for a point of beginning of the lot herein described and conveyed; run thence in a Northeasterly direction along the West right of way of said Montevallo and Ashville paved road a distance of 100 feet; thence run in a Northwesterly direction and perpendicular to said Montevallo and Ashville paved highway a distance of 140 feet to a point; run thence in a Southeasterly direction and parallel with the Montevallo and Ashville paved highway a distance of 100 feet; run thence in a Southeasterly direction and perpendicular to said Montevallo and Ashville paved highway a distance of 140 feet to the point of beginning and being situated in the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama.

**SUBJECT TO:**

- Property taxes for 1994 and subsequent years.
- Mineral and mining rights are not insured.
- Right of way to Shelby County recorded in Deed Book 124, Page 165 in the Office of the Probate Judge, Shelby County, Alabama.
- PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF FIRST ALABAMA BANK IN THE SUM OF \$18,400.00 AS EXECUTED BY GRANTEES HEREIN, ON EVEN DATE HERewith.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 9th day of February, 19 94

WITNESS

\_\_\_\_\_  
(Seal) Annie M. Crews (Seal)  
ANNIE M. CREWS 1994-04831  
Inst # 1994-04831  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY } **General Acknowledgment**  
I, \_\_\_\_\_ the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANNIE M. CREWS whose name is signed to the foregoing conveyance, and who is 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.

02/11/1994-04831  
03:48 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
10.50

Given under my hand and official seal this 9th day of February A.D., 19 94

9/97  
My Commission Expires: \_\_\_\_\_  
M A Spear  
Notary Public

Inst # 1994-04831