

This instrument was prepared by:  
(Name) Mitchell A. Spears  
(Address) P.O. Box 119  
Montevallo AL 35115

Send Tax Notice to:  
(Name) E. H. Buchanan  
(Address) 3509 Old Leeds Crest  
Birmingham AL 35213

**WARRANTY DEED**

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

That in consideration of TWENTY FOUR THOUSAND and 00/100-----(\$24,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or  
RANDALL L. SEARS, and wife KELLY D. SEARS

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

E. H. BUCHANAN

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

Lot 28, according to the survey of Harvest Ridge, Second Phase, as recorded in Map Book 12, Page 49, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

**SUBJECT TO:**

Property taxes for 1994 and subsequent years.

Mineral and mining rights are not insured.

Covenants and restrictions as recorded in Deed Volume 318, Page 01, Deed Volume 318, page 531 and Real Volume 189, page 171.

Right of way granted to Alabama Power Company and South Central Bell Telephone Company as recorded in Real Volume 224, page 553.

75 foot building line as shown on Map Book 12, page 49.

20 foot easement on rear of subject property as shown on Map Book 12, page 49.

10 foot easement on Southerly lot line as shown on Map Book 12, page 49.

03/16/1994-08577  
02:08 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

001 NJS 32.50

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14<sup>th</sup>  
day of MARCH, 19 94

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Randall L. Sears  
RANDALL L. SEARS

Kelly D. Sears  
KELLY D. SEARS

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }  
SHELBY County } **General Acknowledgment**

I, \_\_\_\_\_ the undersigned authority \_\_\_\_\_ a Notary Public in and for said County,  
in said State, hereby certify that Randall L. Sears, and wife Kelly D. Sears

whose name(s) are signed to the foregoing conveyance, and who are X 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 14<sup>th</sup> day of MARCH, 19 94

Mitchell A. Spears  
Notary Public 3/94

Inst # 1994-08577