

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Joseph E. Walden
(Address) Walden & Walden, Attorneys
P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:

(Name) Bobby Ray Sears

(Address) 1077 Dogwood Cir
Birmingham, AL 35294

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-TWO THOUSAND and 00/100 (\$32,000) dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Jessica Cost, an unmarried woman and Louise Carter Martin and husband
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Victor O. Martin

Bobby Ray Sears

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

A part of the SW 1/4 of SW 1/4 of Section 2, Township 21 South, Range 1 West; Begin at the SE corner and run West 210.30 feet to beginning; thence continue last described course for 209.28 feet to an iron pin; thence 91 deg. 03 min. 43 sec. right run Northerly for 419.46 feet to an iron pin; thence 88 deg. 55 min. right run Easterly for 418.45 feet to an iron pin and the East line of said 1/4-1/4; thence 90 deg. 53 min. 35 sec. right run Southerly along the East line thereof for 210.29 feet to an iron pin; thence 89 deg. 06 min. 26 sec. right run Westerly for 187.47 feet to a Judicial line; thence 79 deg. 56 min. left run Southerly along said Judicial line for 126.52 feet; thence 7 deg. 12 min. left continue along said Judicial line for 84.73 feet to the point of beginning. Containing 3.06 acres.

Subject to easements, restrictions and rights of way of record.
Subject to applicable zoning and subdivision regulations.
Louise Carter Martin is one in the same person as Louise Carter, the sole grantee in that certain deed from Johnnie A. Carter and wife to Louise Carter, recorded in Deed Book 245 on page 738 in the office of Probate, Shelby County, Alabama.

05/27/1994-17159
01:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ NCD 41.50

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 25th
day of May, 19 94

(Seal)

(Seal)

(Seal)

Jessica Cost (Seal)

Louise Carter Martin (Seal)

Victor O Martin (Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Jessica Cost, Louise Carter Martin and Victor O. Martin whose name(s) are signed to the foregoing conveyance, and who are is 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 25th day of May, 19 94

MY COMMISSION EXPIRES JULY 16 1997

My Commission Expires:

Laurie A. Walden
Notary Public

Inst # 1994-17159