

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

S. KENT STEWART
 STEWART-DAVIS, P.C.
 389 Shades Crest Road
 Birmingham, AL 35226

RONALD LEE SEARS
 MARGARET E. SEARS
 39 County Road 441
 Wilsonville, AL 35186

STATE OF ALABAMA
 COUNTY OF SHELBY

Inst # 1995-18519

WARRANTY DEED

SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of --FORTY-ONE THOUSAND AND NO/100'S-----DOLLARS (\$ 41,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/We, KEVIN BAVAR AND WIFE, MARANDA L. BAVAR

herein referred to as Grantor(s), whether one or more), do by these presents, grant, bargain, sell and convey unto RONALD LEE SEARS AND WIFE, MARGARET E. SEARS hereinafter 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, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

Commence at the Northwest Corner of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 20 South, Range 2 East; thence run South along the West Line of said 1/4-1/4 section for 196.66 feet to the Point of Beginning; thence continue along last described course for 616.42 feet to the Westerly right of way of Shelby County Road No. 441; thence 151 degrees 48 minutes 08 seconds left, run Northeasterly along said right of way for 323.81 feet to a curve to the left, having a radius of 1062.26 feet; thence run along said curve and right of way for 325.10 feet to the end of said curve; thence continue along said right of way for 25.31 feet to a point that is 200.0 feet Southwesterly along said right of way from the North Line of said 1/4-1/4 section; thence 100 degrees 30 minutes 11 seconds left, run 270.49 feet to the Point of Beginning.

\$30,750.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage filed simultaneously herewith.

SUBJECT TO: Easements, restrictions and right of ways of record. 1995 Ad Valorem Taxes, a lien not yet due and payable.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1995-18519
 07/13/1995-18519
 01:38 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 MCD 21.50

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this the 7th day of July, 1995.

ATTEST:

Kevin Bavar
Kevin Bavar
Maranda L. Bavar
Maranda L. Bavar

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for
said County in said State, hereby certify that Kevin Bavar and
wife, Maranda L. Bavar, 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 date the same bears date.

Given under my hand and official seal, this the 7th day
of July, 1995.

A. S. McElrath
Notary Public

My Commission Expires: 5-20-96

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