

# WARRANTY DEED--JOINT TENANCY

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211

Please send tax notice to:

Steven R Sears  
BX 4  
Montevallo, AL 35115

without benefit of title evidence.

Know all men by these presents, that in consideration of two thousand five hundred dollars and services rendered, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Stoney Rock Dawe, of Wilsonville, AL 35186, do grant, bargain, sell, and convey unto Steven R Sears, a married man, of BX 4, Montevallo, AL 35115 (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SW¼ of the NE¼ of §21, Twp 19S, R1E: Commence at the NW corner of said ¼¼§ and run S along the W line of said ¼¼§ 100 feet to the point of beginning: Thence continue S along the W line of said ¼¼§ 220 feet; thence run E parallel with the N line of said ¼¼§ 156 feet; thence run N parallel with the W line of said ¼¼§ 220 feet; thence run W parallel with the N line of said ¼¼§ 156 feet to the point of beginning.

Source of title: A warranty deed to Tommy Ray Dawe, Brenda Gail Dawe, and Stoney R Dawe executed 24 May 1984 and recorded 24 May 1984 at book 355, page 717 of the Shelby County Alabama Probate Records. Grantor herein is the same person as the Brenda Gail Dawe named therein. A warranty deed from Brenda Gail Dawe executed 13 January 1995.

The conveyed property forms no part of nor adjoins the homestead of any grantor herein. Each grantor possesses other property which does serve as homestead.

To have and to hold to the said grantee, his heirs and assigns, in fee simple forever.

I do for myself and for my heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 29 August 1995.

Witness:

\_\_\_\_\_

*Stoney Dawe* (Seal)  
Stoney Rock Dawe

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Stoney Rock Dawe, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 August 1995.

  
\_\_\_\_\_  
Notary public

Inst # 1997-20543

07/01/1997-20543  
02:21 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 11.00

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