

This instrument was prepared by:
Barksdale & Johnson, LLC
13 Office Park Circle, Suite 12
Birmingham, AL 35223

Send Tax Notice To:
David Sears
2019 Diane Lane
Alabaster, AL 35007

WARRANTY DEED-Joint Tenants with Rights of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF **NINETY FOUR THOUSAND AND ~~NOBXX~~ DOLLARS AND NO/00 (\$94,070.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **WE, Darlene Hatchett (one and the same as Darlene Hatchett Calfee) and her husband Glen Calfee**

SEVENTY

(herein referred to as Grantor(s)) grant, sell, bargain and convey unto
David A Sears and his wife, Merry Ann Sears

(herein referred to as Grantee) **As Joint Tenants With Rights Of Survivorship**, the following described real estate, situated in **Shelby County, Alabama** to wit:

Lot 18, according to the Survey of Scottsdale, Second Addition, as recorded in Map Book 7, page 118, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, mineral and mining rights and subject to current taxes not yet due.

\$94,070.00 of the above recited consideration has been paid from the proceeds of a mortgage closed herewith.

TO HAVE AND HOLD the aforegranted premises in fee simple to the said **GRANTEE**, and his/her heirs, successors and assigns forever.

And said **GRANTOR** does for him/herself, his/her heirs, successors and assigns, covenant with said **GRANTEE**, his/her successors and assigns, that **GRANTOR** is lawfully seized in fee simple of said premises, that they are free from all encumbrances; that **GRANTOR** has a good right to sell and convey the same as aforesaid, and that he will and his/her heirs, successors and assigns shall, warrant and defend the same to the said **GRANTEE**, his/her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR** has hereto set his signature this the 8th day of December, 1997.

GRANTOR(S):

 (Seal)
Darlene Hatchett

 (Seal)
Glenn Calfee

STATE OF ALABAMA }
COUNTY OF Jefferson }

I, Todd H. Barksdale, a Notary Public in and for the County of Jefferson and the State of Alabama, hereby certify that, **Darlene Hatchett (one and the same as Darlene Hatchett Calfee) and her husband Glen Calfee** 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 this deed, acknowledged and executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of December, 1997,

My Commission expires: 2/20/01


Notary Public

12/18/1997-41091
10:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

Inst # 997-41091