

WARRANTY DEED

Send tax notice to:
Rodney L. Sartain
4545 Little Ridge Drive
Birmingham, Alabama 35242

THE STATE OF Alabama
COUNTY OF Jefferson }

(\$165,000.00)

THIS WARRANTY DEED, made and entered into on this, the 22nd day of July, 2000, by and between Henry N. Sears, III and Joyce D. Sears, husband and wife, as part y of the first part, and
Rodney L. Sartain

as part y of the second part;

**Henry Nathan Sears, III is one and the same person as
Henry N. Sears, III.**

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said part y of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, has this day given, granted, bargained, sold, conveyed and confirmed and does by these presents give, grant, bargain, sell, convey and confirm unto the said part y of the second part

the following described real estate, situated in the County of Jefferson, State of Alabama, to-wit:

See attached Exhibit "A"

Subject to current taxes, easements and restrictions of record.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part y of the second part,

\$ 148,500.00

of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

AND THE SAID part y of the first part hereby covenant s with and represent s unto the said part y of the second part, his heirs and assigns, that they are seized in fee of the above described property; that they have a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 2001 which are due and payable October 1, 2001 and that they will forever warrant and defend the title to the same and the possession thereof unto the said part y of the second part, his heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set their hand s and seals on the 22 day and year first above written.

Henry N. Sears III (Seal)
Henry N. Sears, III

Joyce D. Sears (Seal)
Joyce D. Sears

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Henry Nathan Sears III and Joyce D. Sears
whose name s 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 day the same bears date.

GIVEN under my hand and seal this the 22 day of July, 2000.

Diane Mae Thomas (Seal)
Notary Public Diane Mae Thomas

Prepared by: Michelle Wahlsten, (612) 941-0280, 10125 Crosstown Circle, Eden Prairie, MN 55344

MY COMMISSION EXPIRES APRIL 22, 2003

01/05/2001-00528
12:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MMB 30.50

82500-1002 # Inst

EXHIBIT A

Lot 17, according to the Survey of Little Ridge Estates, as recorded in Map Book 9, page 174, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT the following described parcel:

Begin at the SE corner of said Lot 17, and run Northwesterly along the line between Lots 17 and 18 of said subdivision for a distance of 144.75 feet to a curve on the right of way of Cross Grove Circle, having a central angle of $2^{\circ}25'56''$ and a radius of 329.79 feet; thence turn an interior counter clock-wise angle of $91^{\circ}12'58''$ to the chord of said curve and run along the arc of said curve for a distance of 14.00 feet to a point; thence run in a Southwesterly direction for a distance of 145.72 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 2001-00528

01/05/2001-00528
12:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HMB 30.50