

Document Prepared By:  
**L.H. (Woody) Hamilton Jr.**  
**4 Office Park Circle, Ste 303**  
**Birmingham, Alabama 35223**

Send Tax Notice To:  
**James R. Sears**  
**1001 Colonial Drive**  
**Alabaster, AL 35007**

**GENERAL WARRANTY DEED-Joint Tenants with rights of survivorship**

**STATE OF ALABAMA** }  
**COUNTY OF SHELBY** } **KNOW ALL MEN BY THESE PRESENTS**

THAT IN CONSIDERATION OF **One Hundred Twenty Nine Thousand Five Hundred and no/100 Dollars (\$500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we,  
**Victor L. Corder and his wife Sheila W. Corder**

(herein referred to as Grantor(s)) grant, sell, bargain and convey unto  
**James R. Sears and Bunnie K. Sears**

(herein referred to as Grantee(s)) for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **Shelby**, Alabama to wit:

**Lot 86, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, Page 84 A & B, in the Probate Office of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes not due.

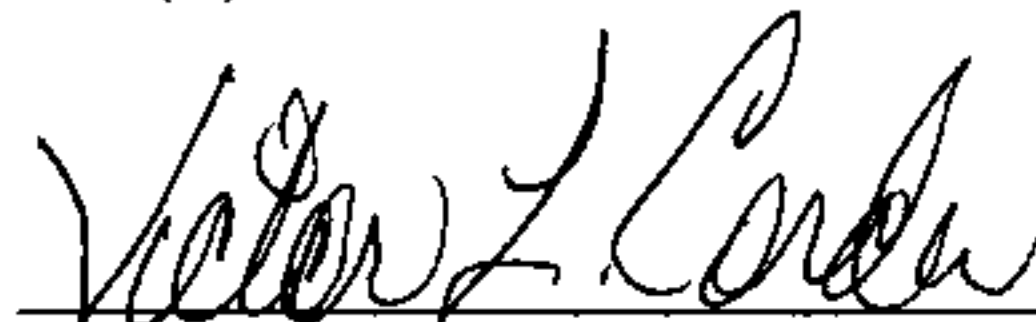
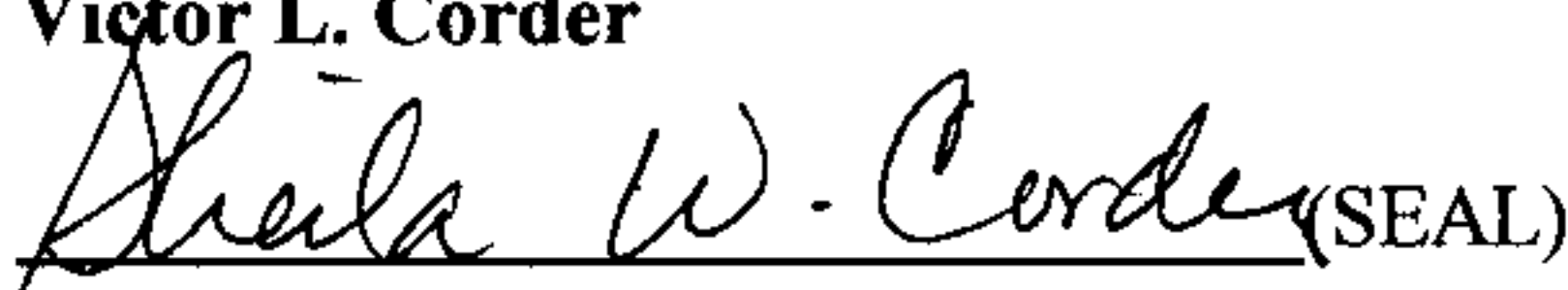
**\$125,500.00** of consideration above paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) for their joint lives as joint tenants with rights of survivorship as stated above, and his/her/their heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hand and seal, this date: January 4, 2002.

GRANTOR(S)

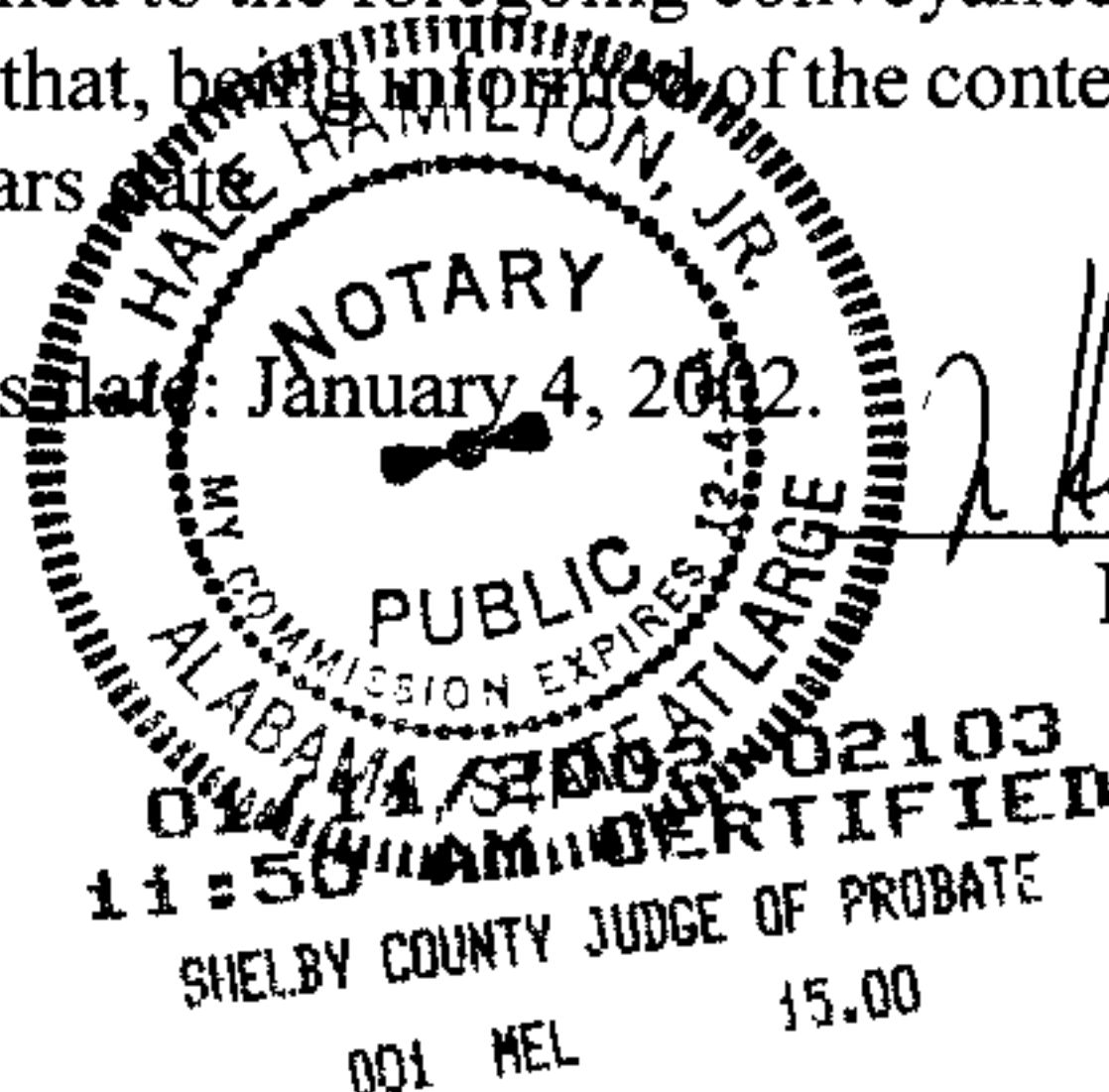
 (SEAL)  
**Victor L. Corder**  
 (SEAL)  
**Sheila W. Corder**

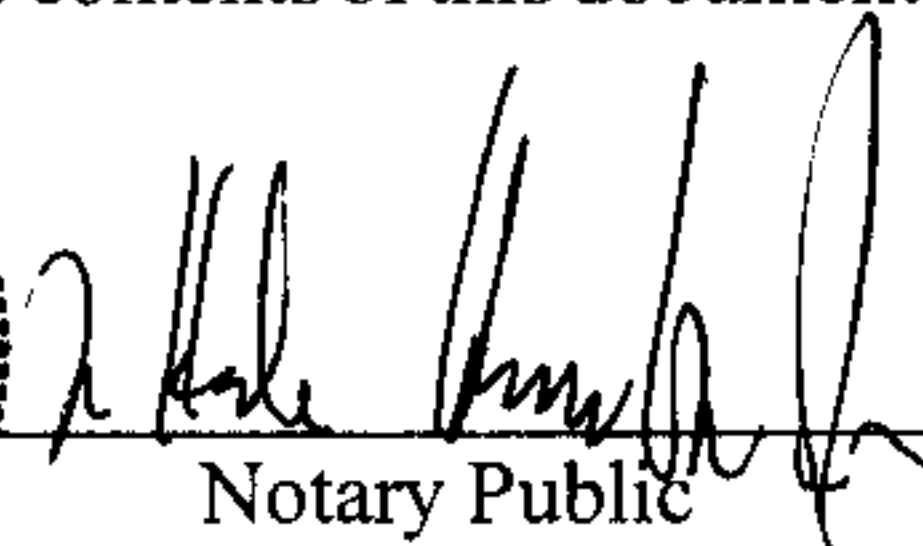
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned notary public in for said State, hereby certify that, **Victor L. Corder and Sheila W. Corder** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this document, executed the same voluntarily on the same bears date

Given under my hand and signed this date: January 4, 2002.

My Commission Expires: 12/4/04



 (Seal)  
Notary Public

Inst # 2002-02103

01/11/2002-02103  
11:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL