

WARRANTY DEED

This instrument was prepared by
 Steven R. Sears, attorney
 655 Main Street, BX Four
 Montevallo, AL 35115+0004
 telephone: 665-1211
 without benefit of title evidence.

Inst # 2002-02391

01/14/2002-02391
 02:25 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
 001 CH 11.50

State of Alabama)
 County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **STEVEN R SEARS**, a married man, of BX 4, Montevallo, AL 35115, do grant, bargain, sell, and convey unto **ALMA P SEARS**, a married woman, of 170 Crestview Drive, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

170 Crestview Drive, Montevallo, AL 35115 more particularly described as: Lots 20, 21, and 22 of Block 6 of Arden Subdivision, as surveyed by I S Gillespie, LS 876, on 02 September 1949, approved by the Montevallo Planning Board, and recorded in the Shelby County Probate Office at Map Book 3, page 64.

To have and to hold to the said grantee, her heirs and assigns forever.

Steven R Sears, does for himself and for his administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his administrators, heirs, and successors shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

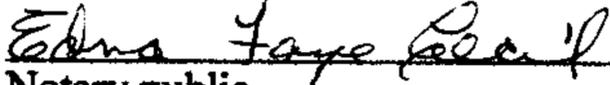
In witness whereof, I, **STEVEN R SEARS**, have set my hand and seal, this 06 January 2002.

Witness:


 _____ (Seal)
 Steven R Sears

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **STEVEN R SEARS**, 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 06 January 2002.



 Notary public