

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.

Please send tax notices to:

Robert Horn
BX 672 ✓
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of twenty thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **DONALD L MYERS, JR**, an unmarried man, of 237 Doyle Drive, Montevallo, AL 35115, do grant, bargain, sell, and convey unto **ROBERT HORN**, a married man, of BX 672, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15 of Sunnydale Estates, as shown in a survey drawn by William J Egan, Jr for developers Johnny O'Grady and Tommy Baker on June 21, 1978, approved by the Shelby County Planning Commission on June 21, 1978, and recorded on June 21, 1978 at map book 7, page 75 (slide 117) of the Shelby County Alabama Probate records, in the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of §6, Twp 22S, R2W.

Subject to existing easements, current taxes, restrictions, set-back lines and right of way, if any, of record.

The land is not the homestead of the seller. Seller's homestead adjoins this land, but is a separate lot.

Source of title: A warranty deed from Arnold Lambert and wife Linda Lambert to grantor herein, executed 01 September 1994 and recorded on 12 September 1994 at certificate number 1994:27923 in the Shelby County Alabama Probate Office.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

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

Donald L Myers, Jr, does for himself and for his administrators, heirs, and successors covenant with the said grantee, his 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, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, DONALD L MYERS, JR, have set my hand and seal, this 17 May 2002.

Witness:

Steven Sears

Donald L. Myers Jr. (Seal)
DONALD L MYERS, JR

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **DONALD L MYERS, JR**, 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 17 May 2002.

Steven R. Sears
Notary public

