

20140815000256190 1/3 \$110.00
Shelby Cnty Judge of Probate, AL
08/15/2014 02:59:58 PM FILED/CERT

90,000

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:

Charlotte Stephens Conwell
BX 468
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of ninety thousand dollars and other good and valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **THE ESTATE OF MARCIA M SEARS, BY AND THROUGH STEVEN R SEARS, PERSONAL REPRESENTATIVE**, of BX 4, Montevallo, AL 35115+0004, does grant, bargain, sell, and convey unto **CHARLOTTE STEPHENS CONWELL**, an unmarried woman, of BX 468, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A building and lot measuring 26½ feet x 150 feet at 655 Main Street, Montevallo, AL 35115, more particularly described as:

A certain part of Lot 21 according to the Original plan of the Town of Montevallo, Alabama, as shown by map, which part is particularly described as follows: Beginning at the most Southerly corner of a brick store building formerly known as and called the H. C. and W. B. Reynolds Store Building, which in 1921 was occupied by Jeter Mercantile Company, running thence SW along the margin of Broad Street, sometimes called Main Street, a distance of 26 feet and 6 inches; thence NW perpendicular to said Broad Street a distance of 150 feet; thence NE parallel with said Broad Street or Main Street a distance of 26 feet and 6 inches; thence SE perpendicular to said Broad Street or Main Street, and in a line with and along the SW wall of said H. C. and W. B. Reynolds Store Building ±150 feet, to the point of beginning.

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Said lot being further described as follows: Beginning at a point marked by the intersection of the N side of the side walk on the NW side of Main or Broad Street with the intersection of the W or SW margin of the side walk on SW side of Middle Street, and run thence in a Southwesterly direction along the NW margin of the side walk on said Main or Broad Street a distance of ± 47 feet and $5\frac{1}{2}$ inches, more or less, to the point of commencement of the lot herein described, and which commencement point is, and has heretofore been described as being the SW corner of the brick store building of H. C. and W. B. Reynolds, and running thence SW along the NW margin of the boundary line of said side walk on said Main or Broad Street, a distance of ± 26 feet and 6 inches, more or less, to the SE corner of the brick building formerly occupied by M. P. Jeter, and now occupied by Warren Bruce McClanahan dba The House of Serendipity, run thence NE and perpendicular to Main or Broad Street and along the NE wall of said M. P. Jeter/Warren Bruce McClanahan building 150 feet; run thence NE and parallel with said Broad or Main Street a distance of ± 26 feet and 6 inches, to the SW wall of the building formerly known as the H. C. and W. B. Reynolds Store building, then as the Wilson Drug Store, which is now occupied by Walt Czeskleba dba Czeskleba TV Repair; run thence SE and along the SW wall of said H. C. and W. B. Reynolds/Wilson/Czeskleba Store Building a distance of ± 150 feet, more or less, to Broad or Main Street, to the point of commencement, upon which a building was formerly situated and occupied by the Cowart Drug Company, then a Sears Catalog store, then Steve Sears' law office in Montevallo, Shelby County, Alabama.

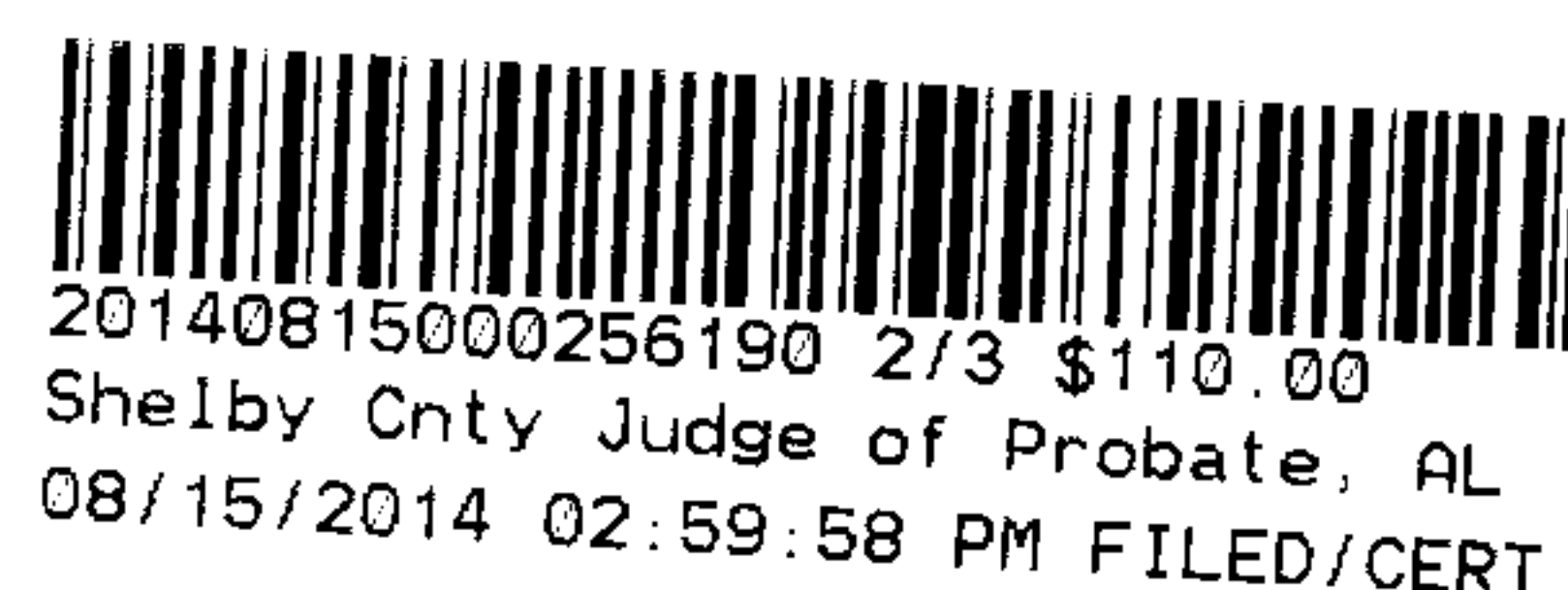
It is the intent of this instrument to convey a lot 150 feet deep fronting $26\frac{1}{2}$ feet on Main Street, Montevallo, and the building thereon, formerly occupied by a Sears Catalog Store, whether correctly described or not.

Source of title: A warranty deed from Reita Jean Barasch *et al* to Ralph W Sears and wife Marcia M Sears, executed 15 April 1984 and recorded on 02 May 1984 at Deed Book 355, pages 211-6 in the Shelby County Alabama Probate Office. Ralph W Sears died 14 February 1996 and Marcia M Sears died 13 April 2014.

Subject to easements and restrictions of record, including that easement recorded at instrument number 2008:1105000427660 on 05 November 2008.

This property was evaluated at \$84,300 in 2014 by the Shelby County Revenue Commissioner, and assigned parcel identification number 27 5 21 3 304 014.

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, her heirs and assigns forever.

THE ESTATE OF MARCIA M SEARS, BY AND THROUGH STEVEN R SEARS, PERSONAL REPRESENTATIVE, does for itself and for its administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its administrators 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, **THE ESTATE OF MARCIA M SEARS, BY AND THROUGH STEVEN R SEARS, PERSONAL REPRESENTATIVE**, has set its hand and seal, this 14 August 2014.

Witness:

*Estate of Marcia M Sears
by Steven R Sears, personal representative*

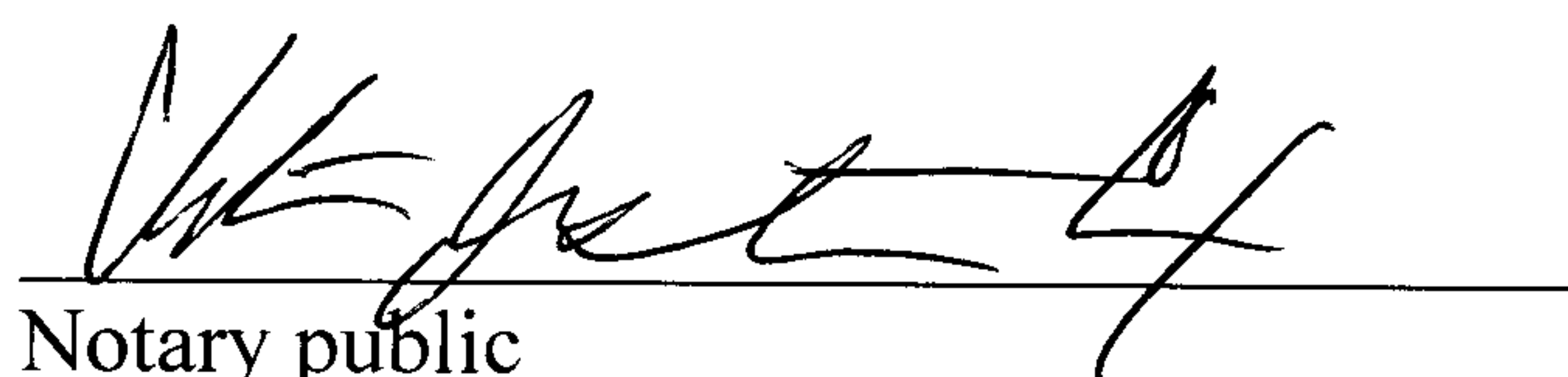
(Seal)

**THE ESTATE OF MARCIA M SEARS
BY STEVEN R SEARS, PERSONAL
REPRESENTATIVE**

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Steven R Sears, whose name as personal representative of **THE ESTATE OF MARCIA M SEARS** 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, as such personal representative and with full powers so to do, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 August 2014.



Notary public

MY COMMISSION EXPIRES OCTOBER 1, 2016


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