

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA \*

COUNTY OF CRENSHAW \*

KNOW ALL MEN BY THESE PRESENTS, LYNN HARWELL ANDREWS, as Trustee of the Chapter 7 Bankruptcy Estate of Morris C. Sears case number 09-11053, hereinafter referred to as "GRANTOR", for and in consideration of TEN AND NO/100 (\$10.00), and other good and valuable consideration hereby acknowledged to have been paid to LYNN HARWELL ANDREWS by JOHN DOE AND JANE DOE, does hereby grant, bargain, sell and convey unto JOHN DOE AND JANE DOE, their heirs, successors and assigns, the GRANTEEES, the Bankruptcy Estate's interest, in that certain real property located in the County of Crenshaw, State of Alabama legally described as follows, to-wit:

The NW 1/4 of the NE 1/4, Section 11, Township 9, Range 17, Crenshaw County, Alabama, and all that part of the SW 1/2 of the SE 1/4 of Section 2, Township 9, Range 17, less 2 acres on the west side being 5.5 acres, more or less.

LESS AND EXCEPT:

4.12 acres lying in the southeast corner of the NW 1/4 of NE 1/4, Section 11, Township 9 North, Range 17 East, Crenshaw County, Alabama, more particularly described as follows, to-wit: Beginning at the southeast corner of the NW 1/4 of NE 1/4, Section 11, Township 9 North, Range 17 East; thence run west along the south line of said forty 520 feet to a point; thence run north at a 90 degree angle 291 feet to a point; thence run northeasterly to the east line of said forty to a point 400 feet north of the southeast corner of said forty; thence run south along the east line of said forty 400 feet back to the point of beginning.

ALSO LESS AND EXCEPT:

10 acres, more or less, lying on the northeast side of NW 1/4 of NE 1/4, Section 11 Township 9, Range 17, said tract being bounded on the south by lands owned by Raymond Arsenault and Barbara Arsenault and on the east by the east line of said forty-forty and on the north by the north line of said forty-forty and being 540 feet east and west.

ALSO LESS AND EXCEPT:

One acre, more or less, lying on the west border of the NW 1/4 of NE 1/4, Section 11, Township 9 North, Range 17 East, Crenshaw County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

Commence at the existing axle being the northwest corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 9 North, Range 17 East, Crenshaw County, Alabama; thence proceed S 83 degrees 03'01" E for a distance of 3346.11 feet to a set 1/2" iron rebar with cap number JWM CA 0431-LS, said point being the point of beginning of the parcel herein described; thence proceed N 26 degrees 21'23" E for a distance 201.68 feet to a set 1/2" iron rebar with cap number JWM CA 0431-LS; thence proceed S 78 degrees 36'01"E for a distance of 136.95 feet to a set 1/2" iron rebar with cap number JWM CA 0431-LS; thence proceed S 56 degrees 04'49" E for a distance of 103.35 feet to a set 1/2" iron rebar with cap number JWM CA 0431-LS; thence proceed S 15 degrees 24'48" E for a distance of 196.88 feet to a set 1/2" iron rebar with cap number JWM CA 0431-LS; thence proceed S 42 degrees 04'13" W for a distance of 172.82 feet to a set 1/2" iron rebar with cap number JWM CA 0431-LS; thence proceed N 47 degrees 55'49" W for a distance of 331.49 feet back to the point of beginning of the parcel herein described.

Said parcel lying in the Northwest Quarter of the Northeast Quarter of Section 11, Township 9 North, Range 17 East, Crenshaw County, Alabama, and contains 2.00 acres, more or less.

Together with an easement over and across property owned by the Grantor for purposes of ingress and egress to the above-described property.

It is understood that the Grantee shall have no rights to use the pond located adjacent to the above-described property.

Together with a 15 foot permanent easement for the right of ingress and egress through and across the following described real estate situated in Crenshaw County, Alabama, to-wit:

Property of Robert Tomlin and Kim Tomlin lying in the North 1/2 of NW 1/4, lying north and east of Highway 31 more particularly described in Deed Book 115 at Page 8 and Deed Book 133 at Page 307 and two acres, more or less, lying in the SW corner of the SW 1/4 of the SE 1/4, Section 2, Township 9 North, Range 17 East, Crenshaw County, Alabama. ALSO, one acre, more or less, lying on the west border of the NW 1/4 of NE 1/4, Section 11, Township 9 North, Range 17 East, Crenshaw County, Alabama. ALSO, ten acres, more or less, lying on eastern border of NE 1/4 of NW 1/4 and part of NE 1/4 of SE 1/4 of NW 1/4, Section 11, Township 9 North, Range 17 East, Crenshaw County, Alabama.

TOGETHER with all and singular the rights, tenements, hereditaments, members, privileges, littoral, riparian and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said GRANTEES, their heirs, successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this \_\_\_\_ day of \_\_\_\_\_ 2010.

\_\_\_\_\_(SEAL)  
LYNN HARWELL ANDREWS, as Trustee  
Grantor

STATE OF ALABAMA       \*  
COUNTY OF BALDWIN    \*

Before me, the undersigned Notary Public, in and for said county and state personally appeared LYNN HARWELL ANDREWS, whose name as Trustee of the Chapter 7 Bankruptcy Estate of Morris C. Sears case number 09-11053, is signed to the foregoing Statutory Warranty Deed, and who, after first being duly sworn by me, acknowledged before me that being informed of the contents of said instrument, she, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
NOTARY PUBLIC

GRANTEES' ADDRESS:

THIS INSTRUMENT PREPARED BY:  
TERRIE S. OWENS  
IRVIN GRODSKY, P.C.  
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