

STATUTORY WARRANTY DEED

STATE OF ALABAMA *

COUNTY OF BALDWIN *

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 GRANTEES, the Bankruptcy Estate's interest, in that certain real property known as 34146 N. Ickler, Lillian, Alabama located in the County of Baldwin, State of Alabama legally described as follows, to-wit:

Lots 2, 3 and 4, Breezy Pines Subdivision, as recorded on Slide 2148B, probate records, Baldwin County, Alabama.

THIS CONVEYANCE AND THE WARRANTIES HEREUNDER ARE SUBJECT TO THE FOLLOWING:

Mineral distribution deed dated April 30, 1981, and recorded in Real Property Book 102, Page 1509.

Reservation of ½ interest in and to all oil, gas, and minerals and rights in connection therewith as contained in deed from Jean I. Dusek to Donna R. Weeks, dated March 15, 1985, and recorded in Real Property Book 207, Page 1485.

Building setback lines, and drainage and utility easements and other matters appearing of record on Slide 2148B.

The following additional restriction is placed upon said property by agreement of Grantor and Grantees and henceforth shall constitute a covenant running with the land:

No mobile homes, modular homes, or temporary buildings shall be erected or placed on the above described property.

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.
Post Office Box 3123
Mobile, Alabama 36652
(251) 433-3657