

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 12500 Perdido Street, Lillian, Alabama located in the County of Baldwin, State of Alabama legally described as follows, to-wit:

Parcel A:

Commencing at an iron rod and cap at the Southwest corner of Block 44, of the Town of Lillian Alabama, Section 26, Township 7 South, Range 6 East, Baldwin County, Alabama as recorded in Plat Book 1 at page 92 of the public records in the Office of the Judge of Probate of said County; thence North 00 degrees 00 minutes 00 seconds West, along the East right of way line of Perdido Street (50' right of way) for 226.50 feet to an iron rod and cap and Point of Beginning; thence continue North 00 degrees 00 minutes 00 seconds West, along same course for 75.50 feet to an iron rod and cap at the Northwest corner of said Block 44; thence South 89 degrees 44 minutes 51 seconds East, along the North line of said Block 44 for 160.00 feet to an iron rod and cap; thence South 00 degrees 00 minutes 00 seconds East, for 75.00 feet to an iron rod and cap; thence North 89 degrees 44 minutes 51 seconds West, for 160.00 feet to the Point of Beginning.

Parcel B:

Commencing at an iron rod and cap at the Southwest corner of Block 44, of the Town of Lillian Alabama, Section 26, Township 7 South, Range 6 East, Baldwin County, Alabama as recorded in Plat Book 1 at page 92 of the public records in the Office of the Judge of Probate of said County; thence North 00 degrees 00 minutes 00 seconds West, along the East right of way line of Perdido Street (50' right of way) for 151.00 feet to an iron rod and cap and Point of Beginning; thence continue North 00 degrees 00

minutes 00 seconds West, along the same course for 75.50 feet to an iron rod and cap; thence South 89 degrees 44 minutes 51 seconds East for 160.00 feet to an iron rod and cap; thence South 00 degrees 00 minutes 00 seconds East, for 75.50 feet to an iron rod and cap; thence North 89 degrees 44 minutes 51 seconds West, for 160.00 feet to the Point of Beginning.

Parcel C:

Commencing at an iron rod and cap at the Southwest corner of Block 44, of the Town of Lillian Alabama, Section 26, Township 7 South, Range 6 East, Baldwin County, Alabama as recorded in Plat Book 1 at page 92 of the public records in the Office of the Judge of Probate of said County; thence North 00 degrees 00 minutes 00 seconds West, along the East right of way line of Perdido Street (50' right of way) for 75.50 feet to an iron rod and cap and Point of Beginning; thence continue North 00 degrees 00 minutes 00 seconds West, along same course for 75.50 feet to an iron rod and cap; thence South 89 degrees 44 minutes 51 seconds East for 160.00 feet to an iron rod and cap, thence South 00 degrees 00 minutes 00 seconds East, for 75.50 feet to an iron rod and cap; thence North 89 degrees 44 minutes 51 seconds West, for 160.00 feet to the Point of Beginning.

Parcel D:

Commencing at an iron rod and cap at the Southwest corner of Block 44, of the Town of Lillian Alabama, Section 26, Township 7 South, Range 6 East, Baldwin County, Alabama as recorded in Plat Book 1 at page 92 of the public records in the Office of the Judge of Probate of said County; thence North 00 degrees 00 minutes 00 seconds West, along the East right of way line of Perdido Street (50' right of way) for 75.50 feet to an iron rod and cap; thence South 89 degrees 44 minutes 51 seconds East for 160.00 feet to an iron rod and cap, thence South 00 degrees 00 minutes 00 seconds East, for 75.50 feet to an iron rod and cap on the North right of way line of Rosalia Street (60' right of way); thence North 89 degrees 44 minutes 51 seconds West along said North right of way line for 160.00 feet to the Point of Beginning.

SUBJECT TO THE FOLLOWING:

1. Utility easement granted to the Utilities Board of the City of Foley dated February 24, 1969 and filed for record in Deed Book 392 at Page 739 of the Baldwin County Probate Records.
2. Title to minerals within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto as recorded in Real Property Book 415 at page 1789 of the Baldwin County Probate Records.
3. Subject to the terms and conditions of that certain Agreement by and between Richard Sutton and Robert Corker filed for record on

March 8, 1991 in Real Property Book 415 at page 1798 of the Baldwin County Probate Records.

4. Subject to the terms and conditions of that certain contract for deed by and between Myrtice J. Faulk and Robert Edward Corker dated February 22, 1988 and filed for record March 8, 1991 in Real Property Book 415 at page 1789 and amended in Real Property Book 415 at page 1793 of the Baldwin County Probate Records.
5. Richard A. Sutton and Gladys L. Sutton assumed the interest of Myrtice J. Faulk in that certain deed recorded in Real Property Book 408 at page 1066 of the Baldwin County Probate Records.

The above described real estate does not constitute any part of the Grantor's homestead.

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 GRANTEEES, 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