

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ricky Wayne Seale and wife, Sue Ellen Seale and James W. Martin, an unmarried man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Miguel A. Dieguez, Jr. and Bertha A. Dieguez

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

See Attached Exhibit "A" for legal description.

Subject to current taxes, easements, and restrictions of record.

\$12,000.00 of the purchase price was paid from the proceeds of  
a mortgage loan closed simultaneously herewith.

BOOK 346 PAGE 344

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 22nd  
day of March, 19 83

EX-100000:

James W. Martin STATE OF ALA. SHELBY CO.  
I CERTIFY THIS (Seal)  
INSTRUMENT WAS FILED

1983 APR 14 AM 10:14

STATE OF ALABAMA

Jefferson COUNTY

(Seal)  
Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Ricky Wayne Seale, a married man and James W. Martin, an unmarried man  
whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 22nd day of March, A. D., 1983

orm 81-A

LAMAR HAM  
ATTORNEY AT LAW  
3512 OLD MONTGOMERY HWY.  
BIRMINGHAM, ALABAMA 35209

Ricky Wayne Seale (Seal)  
Sue Ellen Seale (Seal)  
By Ricky Seale, Attorney  
in Fact under Power of Attorney recorded  
in Book 46, Page 198.

General Acknowledgment

My Commission Expires November 9, 1985