

This instrument was prepared by 354  
(Name) Ruth S. Capra  
(Address) 601 Vestavia Parkway  
Suite 270  
Birmingham, AL 35216



**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

DOLLARS

That in consideration of Twelve Thousand and 00/100

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

Foster Dove, a married person  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Kerry W. Seale and wife Lynn H. Seale  
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

The property is not the homestead of the grantor.  
Parcel One: A parcel of land situated in the E 1/2 of the N.E. quarter of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: commence at the NE corner of said Section 3; thence in a Westerly direction along the North line of said Section a distance of 448.03 feet; thence 91 deg. 15 min. 58 sec. left in a Southerly direction a distance of 1127.59 feet to the point of beginning; thence continue along the last described course a distance of 394.63 feet; thence 89 deg. 57 min. 56 sec. right in a Westerly direction a distance of 220.64 feet; thence 90 deg. right, in a Northerly direction a distance of 167.76 feet; thence 0 deg. 06 min. 05 sec. left in a northerly direction a distance of 226.48 feet; thence 90 deg. right, in an Easterly direction a distance of 221.28 feet to the point of beginning.

Parcel Two: A parcel of land located in the East 1/2 of the NE quarter of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama more particularly described as follows: Commence at the Northeast corner of said Section 3; thence in a Westerly direction along the North line of said Section 3 a distance of 448.03 feet; thence 91 deg. 15 min. 58 sec. left in a Southerly direction a distance of 979.84 feet to the point of beginning; thence continue along last described course a distance of 147.74 feet; thence 89 deg. 51 min. 51 sec. right in a Westerly direction a distance of 221.28 feet; thence 90 deg. right in a Northerly direction a distance of 153.21 feet; thence 91 deg. 24 min. 57 sec. right in an Easterly direction a distance of 221.70 feet to the point of beginning.

Both parcels are subject to a 30 foot wide easement on East property line, and subject to other easements of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. The total amount of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith. 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.

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IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st day of December 1985

WITNESS:  
Rec 2.50  
Jud 1.00  
3.50  
1986 JAN -7 PM 2:00 (Seal)  
Thomas H. [Signature]  
JUDGE OF PROBATE (Seal)

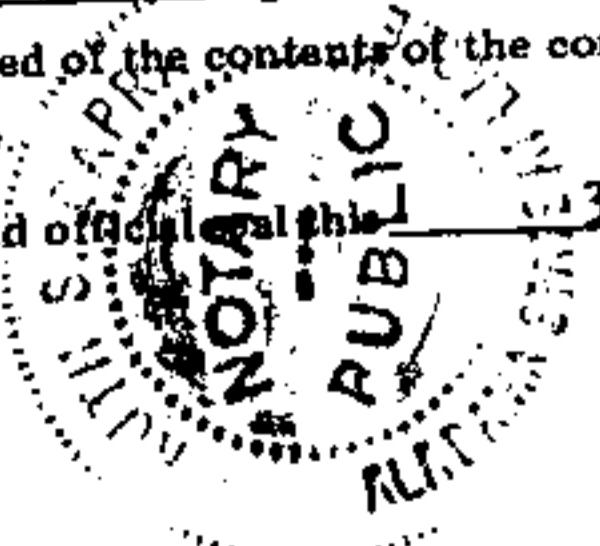
Foster Dove (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Ruth S. Capra, a Notary Public in and for said County, in said State, hereby certify that Foster Dove whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December A. D., 19 85



Ruth S. Capra  
Notary Public.