

\$150,000<sup>00</sup>

This instrument was prepared by:  
KIMBERLY GLEE STAGGS, P.C.  
ATTORNEY AT LAW  
605 GREENSBORO AVE. SUITE 100  
TUSCALOOSA, ALABAMA 35401  
SOURCE OF TITLE:

Send Tax Notice To:  
JASON D. SEALES  
3890 OLD WOODSTOCK ROAD  
WOODSTOCK, ALABAMA 35188

STATE OF ALABAMA

COUNTY OF SHELBY

## WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE, made and entered into on this the 20 day of September, 2000, by and between SAMUEL L. STOVER and wife, DOROTHY L. STOVER, hereinafter referred to as **Grantors**, and JASON D. SEALES and CHRISTIANE SEALES, hereinafter referred to as **Grantees**;

### WITNESSETH

That for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, **Grantors** do hereby grant, bargain, sell and convey unto the said **Grantees**, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated, lying and being in the County of **SHELBY**, State of Alabama, to wit:

**SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED AS IF THE SAME WERE FULLY SET OUT HEREIN VERBATIM.**

**This conveyance is made subject to all restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of SHELBY County Alabama.**

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

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TO HAVE AND TO HOLD unto the said Grantees, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs of such survivor, forever; together with every contingent remainder and right of reversion.

Grantors represent and covenant with Grantees, their heirs and assigns, that Grantors are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantors have the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantors will forever warrant and defend Grantees, their heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on this the day and in the year first hereinabove written.

Samuel L. Stover  
SAMUEL L. STOVER

Dorothy L. Stover  
DOROTHY L. STOVER

STATE OF ALABAMA

COUNTY OF Bibb

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that SAMUEL L. STOVER and wife, DOROTHY L. STOVER, whose name(s) is/are signed to the foregoing conveyance, and who is/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 this the 20<sup>th</sup> day of September, 2000.

John Cook Darby  
Notary Public, State of ALABAMA at Large

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES AUG. 29, 2001

file# 9262

## ***“EXHIBIT A”***

9262

Part of the West Half of the SW  $\frac{1}{4}$  of Section 13 and part of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 14, Township 18 South, Range 1 East, South of Railroad, Shelby County, Alabama, described as follows:

Begin at the SW corner of said Section 13; thence run North 0 degrees 20 minutes 27 seconds West along the section line, 1326.31 feet to the SE corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 14; thence South 89 degrees 12 minutes 01 seconds West, 1327.97 feet to the SW corner of said NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ; thence North 0 degrees 17 minutes 02 seconds West, 1173.13 feet to the South right-of-way of the Central of Georgia Railroad; thence South 61 degrees 13 minutes East along said right-of-way, 1512.80 feet; thence South 60 degrees 40 minutes 03 seconds East along said right-of-way, 247.05 feet; thence along a curve to the right with radius of 2402.96 feet and a chord bearing South 54 degrees 06 minutes 32 seconds East, 453.67 feet, for an arc distance of 454.35 feet; thence South 47 degrees 36 minutes 58 seconds East along said right-of-way, 247.13 feet; thence South 47 degrees 03 minutes East along said right-of-way, 462.12 feet to the West right-of-way of Alabama Highway No. 25; thence Southerly along said right-of-way, on a curve to the left, with radius of 2597.86 feet and a chord bearing South 12 degrees 40 minutes 56 seconds East 293.44 feet, for an arc distance of 293.60 feet to a point of tangency; thence South 15 degrees 54 minutes 32 seconds East along said right-of-way, 282.19 feet to a point of curvature; thence along a curve to the right with radius 1597.84 feet and a chord bearing South 10 degrees 17 minutes 57 seconds East, 312.82 feet, for an arc distance of 313.33 feet to the South line of said Section 13; thence South 89 degrees 10 minutes 33 seconds West along said line, 1285.84 feet to the Point of Beginning.

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