

THIS INSTRUMENT WAS PREPARED BY: Alison C-G Heyd
on behalf of the Trust Account administered by
THE FIRST NATIONAL BANK OF BIRMINGHAM, P. O. Box
11007, Birmingham, Alabama 35288.

STATE OF ALABAMA)

SHELBY COUNTY)

3633



19771025000114400 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/25/1977 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Six Hundred Thirty-Seven Dollars (\$637.00) cash in hand paid by David L. Seales and Lola M. Seales to THE FIRST NATIONAL BANK OF BIRMINGHAM and L. Murray Alley as Co-Executors of the Will of Nannie Dee Durden, deceased (hereinafter called Grantors), receipt whereof is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto David L. Seales and Lola M. Seales (hereinafter called Grantees) as joint tenants with right of survivorship the following described real estate located in Shelby County, Alabama, to-wit:

A parcel of land located in the SE/4 of SE/4 of Section 20, Township 21 South, Range 2 West, more particularly described as follows: Begin at the NW corner of said 1/4-1/4 section, the POINT OF BEGINNING; thence in a southerly direction along the westerly boundary of said 1/4-1/4 section 510.0 ft; thence 175°50'01" left, in a northeasterly direction 477.97 ft; thence 88°39'12" right, in a southeasterly direction 348.40 ft to a point on the southwesterly right-of-way line of U. S. Highway 31 South; thence 119°32'30" left to chord line of a curve to the right having a radius of 2914.93 ft in a northwesterly direction along said curve & right-of-way line, a chord distance of 26.30 ft; thence 59°07'16" left from the chord of said curve in a southwesterly direction 371.87 ft to the Point of Beginning, containing 0.425 acres, more or less.

TO HAVE AND TO HOLD unto David L. Seales and Lola M. Seales, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein, that in the event one Grantee survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

It is specifically understood and agreed that the Grantors have executed this deed subject to:

1. Ad valorem taxes due and payable October 1, 1978, which the Grantees herein assume and agree to pay.
2. Existing rights-of-way, building restrictions, encroachments, recorded and/or unrecorded easements, if any, overlaps, deficiency in quantity of ground, boundary line disputes, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.

This instrument is executed without warranty or representation of any kind on part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their individual or corporate capacities, and the undersigned expressly limit their liability hereunder to the property now or hereafter held by them in the representative capacity named.

IN WITNESS WHEREOF, THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, and L. Murray Alley, as Co-Executors of the Will of Nannie Dee Durden,

David L. Seale
Rt 4 Box 822
Alabama
35200

deceased, have caused this conveyance to be executed in their name and on their behalf in their capacity as Co-Executors, as aforesaid, on this 25th day of October, 1977.

THE FIRST NATIONAL BANK OF BIRMINGHAM,
Birmingham, Alabama, as Co-Executor of the
Will of Nannie Dee Durden, deceased.

ATTEST:

Paul L. Ash
Assistant Trust Officer

BY: Henry A. Long Jr.
Vice President and Trust Officer

L. Murray Alley
L. Murray Alley, as Co-Executor of the Will
of Nannie Dee Durden, deceased.



19771025000114400 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Henry A. Long, Jr., and Paul L. Ash, whose names as Vice President and Trust Officer, and Assistant Trust Officer, respectively, of THE FIRST NATIONAL BANK OF BIRMINGHAM, a corporation, as Co-Executor of the Will of Nannie Dee Durden, deceased, 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 said conveyance, they, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as such Co-Executor as aforesaid.

Given under my hand and official seal this 25th day of October, 1977.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTARY PUBLIC

1977 OCT 25 My Commission expires April 25, 1979.

STATE OF ALABAMA)
JEFFERSON COUNTY)

Deed tax 10.00
Rec 30.00
Ind. 10.00
50.00
JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that L. Murray Alley, whose name as Co-Executor of the Will of Nannie Dee Durden, deceased, 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 said conveyance, he, in his capacity as Co-Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of October, 1977.

Catherine M. Luna
NOTARY PUBLIC
My Commission expires: Aug 5, 1981