

306
SEND TAX NOTICE TO:

Richard J. Keydoszius, Jr.
102 Hunter Point Circle
Bessemer, AL 35023

19830111000003840 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/11/1983 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name) Lamar Ham, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, AL 35209

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 Eight Thousand and no/100 (\$8,000.00) Dollars DOLLARS

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

Ricky Seale and wife, Sue Ellen Seale

(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard J. Keydoszius, Jr. and Carol J. Keydoszius

(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.

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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~~ (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 30th day of December, 19 82

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Ricky Seale (Seal)
RICKY SEALE
Sue Ellen Seale by Ricky Seale (Seal)
SUE ELLEN SEALE, BY RICKY SEALE
Attorney in Fact under Power of (Seal)
Attorney recorded in Book 46, Page 198

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ricky Seale is 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 30th day of December A. D., 19 82

Form 31-A

LAMAR HAM
ATTORNEY AT LAW

3512 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35209

Lamar Ham
Notary Public.

My Commission Expires November 1, 1983

EXHIBIT "A"

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Easterly along the North line of said Section 25, a distance of 1,353.27 feet to a point; thence turn an angle of 51 deg. 15 min. 26 sec. to the right and run Southeasterly a distance of 192.32 feet to a point; thence turn an angle of 51 deg. 15 min. 26 sec. to the left and run Easterly a distance of 139.64 feet to the point of beginning of the property being described; thence turn an angle of 90 deg. 0 min. to the left and run Northerly a distance of 50.0 feet to a point; thence turn an angle of 104 deg. 13 min. 53 sec. to the right and run East-Southeasterly a distance of 259.15 feet to a point on the West water line of Reed Creek Slough of Lay Lake; thence turn an angle of 79 deg. 02 min. 33 sec. to the right and run Southerly along the edge of said Lay Lake water line a chord distance of 85.0 feet to a point; thence turn an angle of 108 deg. 32 min. 01 sec. to the right and run Northwesterly a distance of 265.34 feet to the point of beginning. MINERALS AND MINING RIGHTS EXCEPTED. According to survey of Joseph E. Conn, Reg. No. 9049, dated 6/14/82 and revised 1/5/83.

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STATE OF ALABAMA)

JEFFERSON COUNTY)

1983 JAN 11 AM 8:58

GENERAL ACKNOWLEDGMENT

Deed TAX 8.00
Rec 3.00
Fund 1.00
12.00

I, the undersigned, A Notary Public in and for said County, in said State hereby certify that Ricky Seale whose name as attorney in fact for Sue Ellen Seale 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, in his capacity as such attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, A.D., 1982.

LAMAR HAM
NOTARY PUBLIC

My Commission Expires November 9, 1985

