

This instrument was prepared by

(Name) Lamar Ham(Address) 3512 Old Montgomery Highway, Birmingham, AL

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, 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 (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Ricky Seale and wife, Sue Ellen Seale and James W. Martin, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Ralph Cole

(herein referred to as grantee, whether one or more), 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.

Ricky Seale is one and the same person as Ricky Wayne Seale, grantee in deed recorded in Book 344, Page 495, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 28th day of February, 1983

James W. Martin (Seal)
James W. Martin

(Seal)

(Seal)

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

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, a married man and James W. Martin, an unmarried man whose names 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 28th day of February, A. D., 1983

LAMAR HAM

ATTORNEY AT LAW

3512 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35209

My Commission Expires November 9, 1985

BOOK 346 PAGE 223

EXHIBIT "A"

Commence at the southwest corner of Section 24, Township 24 North, Range 15 East, Shelby County, Alabama, Thence run easterly along south line of said Section 24, 531.28' to a point, thence 91 degrees 35 minutes left and run northerly 240.0' to the point of beginning of the property being described, Thence continue northerly along last described course 157.0' to a point, Thence 124 degrees 38 minutes left and run southwesterly 474.48' to a point on the water line contour of Reed Creek, Thence 104 degrees 47 minutes left and run Southeasterly along waters edge 92.59' to a point, Thence 68 degrees 57 minutes left and run northeasterly 363.80' to the point of beginning, containing 1.06 acres.

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 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 28th day of February A.D. 1983.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 APR -8 AM 10:12

See Mtg 429-
Thomas D. Snowden, Jr.
JUDGE OF PROBATE

Ricky Seale

Notary Public

My Commission Expires November 9, 1985

Deed TAX 1.00
Rec. 3.00
Ins. 1.00
5.00