

477

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

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 Thirteen Thousand and 00/100 DOLLARS

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

Ricky Wayne Seale and wife, Sue Ellen Seale and James W. Martin, an unmarried man (herein referred to as grantors) do grant, bargain, sell and convey unto

Miguel A. Dieguez, Jr. and Bertha A. Dieguez (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.

\$12,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This deed is given to correct that certain deed recorded in Book 346, Page 344 by including the legal description which was detached before recording.

BOOK 348 PAGE 399
BOOK 346 PAGE 344

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 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 hand(s) and seal(s), this 22nd day of March, 1983

WITNESSES:

James W. Martin (Seal)
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1983 APR 14 AM 10:14

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

STATE OF ALABAMA
Jefferson COUNTY

Thomas A. Bowden, Jr. (Seal)
JUDGE OF PROBATE

Deed TAX 1.00
Fee 2.00
Sub 1.00
4.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ricky Wayne Seale, a married man and James W. Martin, an unmarried man whose name S 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 22nd day of March, A. D., 1983

Form 31-A

LAMAR HAM
ATTORNEY AT LAW
3512 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35209

Thomas A. Bowden, Jr. (Seal)
Notary Public
My Commission Expires November 9, 1985

EXHIBIT "A"

Commence at the southwest corner of Section 24, Township 24 North, Range 15 East, Shelby County, Alabama, thence Run Easterly along said Section (south line) 531.28' to a point, thence 91 degrees 35 minutes left and run northerly 397.0' to the point of beginning of the property being described, thence continue along last described course 163.0' to a point, thence 128 degrees 55 minutes left and run southwesterly 589.24' to a point on the water line contour of Reed Creek, thence 91 degrees 30 minutes left and run southeasterly along waters edge 20.41' to a point, thence 9 degrees 0 minutes left and continue along waters edge 72.18' to a point, thence 75 degrees 13 minutes left and run northeasterly 474.48' to the point of beginning, containing 1.35 acres.

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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 22nd day of March, A.D., 1983.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
COPIES FILED

Corrected
1983 JUL 13 PM 1:43

Thomas A. Seale, Jr.
NOTARY PUBLIC

Rec. 300
Ind. 100
400

Thomas A. Seale, Jr.
Notary Public

My Commission Expires November 9, 1985