

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

Charles E. Price and Rachel B. Sessions
(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.

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 23rd
day of June, 1983

WITNESS:

James W. Martin (Seal)
James W. Martin

____ (Seal)

____ (Seal)

Ricky Wayne Seale (Seal)
Ricky Wayne Seale
Sue Ellen Seale by Ricky Wayne Seal, (Seal)
Sue Ellen Seale by Ricky Wayne Seal,
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 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 23rd day of June A. D., 1983

EXHIBIT "A"

Commence at the Southwest corner of Section 24, Township 24 North, Range 15 East, Shelby County, Alabama, thence run easterly along the south line of said Section 24, 531.28' to a point, thence 91 degrees 35 minutes left and run northerly 560.0' to the point of beginning of the property being described, thence 88 degrees 35 minutes left and run westerly 171.28' to a point, thence 43 degrees 37 minutes left and run southwesterly 446.17' to a point on the waters edge of Reed Creek (Contour Line) thence 46 degrees 23 minutes left and run along waters edge 23.55' to a point, thence 42 degrees 0 minutes left and continue along waters edge 69.04' to a point, thence 88 degrees 30 minutes left and run northeasterly 589.24' to the point of beginning, containing 1.20 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 23rd day of June, A.D. 1983.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 OCT 11 PM 2:41
See Mtg 437-682
Notary Public
My Commission Expires November 9, 1985

[Signature]
Notary Public

Deed TAX 1.00
Rec 3.50
Jud 1.00
5.50