

689

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight 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 Wayne Seale and wife, Sue Ellen Seale

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

J. D. Mims, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama, Thence run Northerly along the East line of said Section 23 a distance of 323.17' to a concrete monument on the North bank of Reed Creek Slough of Lay Lake, Thence continue Northerly along last described call a distance of 587.79' to a point on same said section line, Thence turn an angle of 87 degrees 54 minutes 32 seconds and run Westerly a distance of 177.28' to the point of beginning of the parcel being described; Thence continue along last described course a distance of 87.63' to a point, Thence turn 100 degrees 12 minutes 37 seconds Left and run Southerly 288.36' to a point, Thence turn 7 degrees 47 minutes 57 seconds to the Right and continue Southerly 201.65' to a point on the North bank of Reed Creek on the water line contour, Thence turn 25 degrees 03 minutes 24 seconds Left and run Southeasterly along water line 59.18' to a point, Thence turn 26 degrees 07 minutes Left and continue along water line a distance of 30.81' to a point, Thence turn 109 degrees 59 minutes 22 seconds Left and run Northeasterly 74.85' to a point, Thence turn 18 degrees 20 minutes 38 seconds Left and run Northerly 205.0' to a point, Thence turn 5 degrees 53 minutes 48 seconds Left and continue Northerly 282.01' to the point of beginning, containing 0.94 of an acre.

Subject to current taxes, easements, and restrictions of record.

This property is not now, nor has it ever been the homestead of the Grantors.

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 20th day of October, 1983.

(Seal)

(Seal)

(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

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 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 20th day of October, A. D., 1983.

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

Notary Public

My Commission Expires November 9, 1985

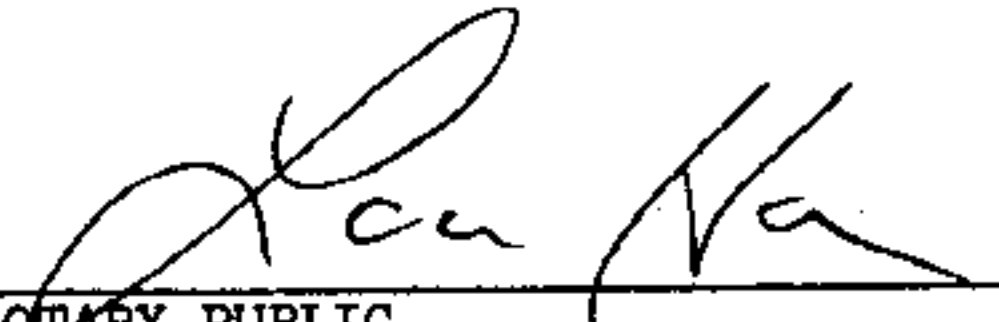
STATE OF ALABAMA

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 20th day of October A.D., 1983.


NOTARY PUBLIC

My Commission Expires November 9, 1985

BOOK 352 PAGE 734

1984 JAN 17 AM 11:18

deed tax 8.00
Rec 3.00
Ind 1.00
12.00

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

This Form Furnished by

RECORD FEE \$