

(Name) Mike T. Atchison, Attorney at Law

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/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, a married man, and James W. Martin, a married man

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

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

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

A non-exclusive easement along the presently traveled 20-foot road that leads in a Southwesterly direction from the 40-foot unnamed County Road, across the S½ of SW¼ of SW¼, Section 24, Township 24 North, Range 15 East, for ingress and egress to the property described in Deed Book 346, Page 344, and in corrective deed recorded in Deed Book 348, Page 399, in Probate Office of Shelby County, Alabama.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS.

BOOK 354 PAGE 11

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 9th day of February, 1984.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1984 MAR 14 AM 9:09

STATE OF ALABAMA

SHELBY COUNTY

Ricky Wayne Seale (Seal)
Ricky Wayne Seale

James W. Martin (Seal)
James W. Martin

General Acknowledgment

I, The undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ricky Wayne Seale and James W. Martin, both married men, 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 9th day of February, A. D. 1984.

LONGSHORE & LONGSHORE

FRANK NELSON BUILDING

BIRMINGHAM, ALABAMA 35203-3664

Notary Public