

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Phillip M. Dupree
3409 Laurel View Lane
(Address) Birmingham, Alabama 35216

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-3 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE THOUSAND and NO/100 - - - - - (\$12,000.00) DOLLARS

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

RICKY WAYNE SEALE, a married man,
(herein referred to as grantors) do grant, bargain, sell and convey unto

PHILLIP M. DUPREE and wife, NANCY DUPREE,
(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 Exhibit "A" for legal description of real property conveyed by this Warranty Deed LESS AND EXCEPT title to minerals underlying this real property with mining rights and privileges belonging thereto as reserved by instrument recorded in Deed Book 145, at Page 165, in the Office of the Judge of Probate of Shelby County, Alabama, and subject to rights acquired by Alabama Power Company by instrument recorded in Deed Book 242, at Page 369, in said Probate Records.

Subject to taxes for 1986 that are a lien, but not due and payable until October 1, 1986, which taxes Grantor agrees to pay. Grantees agree to assess taxes on this real property for 1987 and subsequent years.

Subject to all planning, zoning, health and other governmental regulations affecting subject real property.

Subject to all rights-of-way, easements and transmission lines, if any, in evidence through use.

Subject to all rights-of-way, easements, limitations and restrictions shown on the survey map or plat specified in Exhibit "A" to this Warranty Deed, a copy of which map was delivered to Grantees either on this date or prior hereto.

Ricky Wayne Seale is one and the same person as the Grantee designated as Rick Seale in that certain deed from Gulf States Paper Corporation conveying acreage in the NW $\frac{1}{4}$ of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, of which the above described real property is a part.

The above described real property does not constitute any part of the homestead of Grantor Ricky Wayne Seale, who resides with his wife Sharon Seale at 2320 Rocky Ridge Road, Birmingham, Alabama 35216.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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. There is no warranty or representation as to the condition or quality or quantity of this real property.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 14th day of May, 1986

WITNESS:

(Seal)
(Seal)
(Seal)

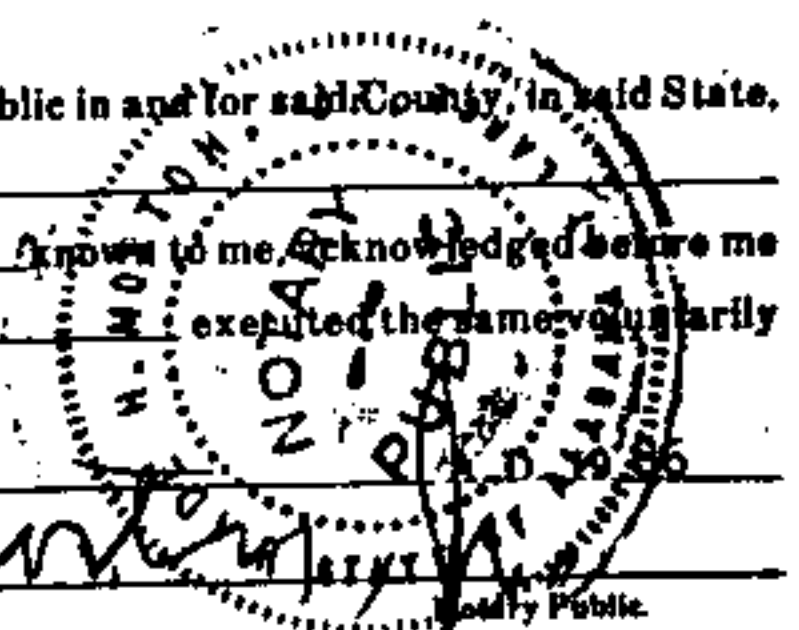
Ricky Wayne Seale (Seal)
Ricky Wayne Seale (Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

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 14th day of May, 1986

RETURN TO: Wade H. Morton, Jr.



BOOK 072 PAGE 184

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL No. 13

Commence at the Northwest corner of Section 35, T.S. 24N, R.15E, Shelby County, Alabama and run thence East along the North line of said Section 35 a distance of 1179.03' to a point, Thence South a distance of 1037.07' to the "POINT OF BEGINNING" and being on the South Bank of Shack Branch Cove on Lay lake, Thence South 66'-23'-08" East along said South Bank a distance of 99.52' to a point, Thence South 19'-48'-16" West a distance of 592.46' to a point on the Northerly right-of-way line of a 60' wide County Gravel Road, Thence following said right-of-way line along a curve to the left having a Central angle of 44'-38'-44" a radius of 131.35' and a chord bearing North 75'-48'-30" West, 99.78' to a point, Thence North 19'-48'-16" East a distance of 608.84' to the "POINT OF BEGINNING", containing 1.35 acres.

According to my survey this the 7th day of May, 1986

Joseph E. Conn, Jr.
Joseph E. Conn, Jr.
Alabama Registered No. 9049

SIGNED FOR IDENTIFICATION:

Ricky Wayne Seale
Ricky Wayne Seale

1. Deed Tax \$ 12.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 18.00

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

1986 MAY 15 PM 1:52

Thomas A. Shoultz, Jr.
JUDGE OF PROBATE