

(Name) Mr. and Mrs. Robert C. Spain
Post Office Box 179
(Address) Helena, Alabama 35080

1005-

Form 1-1.5 Rev. 5/83

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, 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

ROBERT C. SPAIN and wife, MARY SPAIN,

(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.

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 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 the 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)

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

RETURN TO: Wade H. Morton, Jr.

Ricky Wayne Seale (Seal)

(Seal)

_____ (Seal)

Wade H. Montgomery

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL No. 17

Commence at the Northwest corner of Section 35, T.8. 24N, R.15E, Shelby County, Alabama and run thence East along the North line of said Section 35 a distance of 960.46' to a point, Thence South a distance of 921.51' to the "POINT OF BEGINNING", and being on the South bank of Shack Branch Cove on Lay Lake, Thence South 15'-05'-28" East along said South bank a distance of 103.31' to a point, Thence South 45'-30'-04" West a distance of 793.88' to a point on the North right-of-way line of a 60' wide County Dirt Road, Thence following said North right-of-way line along a curve to the right having a Central angle of 49'-18'-56" a radius of 100.54' an arc distance of 86.54' and a chord bearing North 68'-06'-11" West, 83.88' to the P.C., Thence North 43'-25'-46" West along said North right-of-way line a distance of 13.13' to a point, Thence North 45'-30'-04" East a distance of 877.93' to the "POINT OF BEGINNING", containing 1.74 acres.

According to my survey this the 6th 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

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

1986 MAY 15 PM 1:51

Thomas A. Landon, Jr.
JUDGE OF PROBATE

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