

(Name) Mrs. Marilyn C. Johnson  
 Post Office Box 795  
 (Address) Calera, Alabama 35040

1009

This instrument was prepared by

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

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

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTEEN THOUSAND and NO/100 — — — — — (\$13,000.00) 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,

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

MARILYN C. JOHNSON

(herein referred to as grantee, whether one or more), 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 asses 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 the Grantor Ricky Wayne Seale, who resides with his wife Sharon Seale at 2320 Rocky Ridge Road, Birmingham, Alabama 35126.

\$13,000.00 of the consideration for this deed was paid by proceeds of real estate mortgage loan by Central State Bank.

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. 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 hands(s) and seal(s), this 14th

day of May, 1986.

(Seal)

(Seal)

(Seal)

Ricky Wayne Seale (Seal)  
 Ricky Wayne Seale

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, 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

RETURN TO: Wade H. Morton, Jr.

Wade H. Morton, Jr.  
 Notary Public

BOOK 072 PAGE 190

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL No. 9

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 1562.84' to a point, Thence South 1261.14' to the "POINT OF BEGINNING" and being on the South Bank of Shack Branch Cove on Lay Lake, Thence North 84'-29'-24" East along said South bank a distance of 12.00' to a point, Thence North 19'-44'-50" East along said South Bank a distance of 33.38' to a point, Thence North 62'-17'-15" East continuing along said South bank a distance of 20.47' to a point, Thence South 85'-56'-06" East continuing along said South bank a distance of 16.73' to a point, Thence South 87'-55'-42" East continuing along said South bank a distance of 85.86' to a point, Thence South 9'-18'-34" West a distance of 275.76' to a point on the North right-of-way line of a 60' wide County Gravel Road, Thence South 69'-50'-15" West along said right-of-way line a distance of 79.27' to the P.C. of a curve to the right having a Central angle of 8'-52'-09" a radius of 356.83' and a chord bearing South 74'-16'-19" West, 55.18' to the P.T. of said curve, Thence South 78'-42'-24" West along said right-of-way line a distance of 31.14' to a point, Thence North 11'-17'-36" West a distance of 108.86' to a point, Thence North 24'-29'-24" East a distance of 193.35' to the "POINT OF BEGINNING", containing 1.11 acres.

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

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

BOOK 072 PAGE 191

SIGNED FOR IDENTIFICATION:

*Ricky Wayne Seale*  
Ricky Wayne Seale

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

1986 MAY 15 PM 1:55

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax \$ 13.00  
2. Mtg. Tax         
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 19.00