

1016
SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Ricky Wayne Seale
2320 Old Rocky Ridge Road
(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 1-1-5 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 TEN and NO/100 ----- (\$10.00) DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
RICKY WAYNE SEALE, whose wife SHARON SEALE joins in this conveyance,

(herein referred to as grantors) do grant, bargain, sell and convey unto

RICKY WAYNE SEALE and wife, SHARON SEALE,

(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. Grantee agrees 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 Grantee 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.

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, we have hereunto set our hand(s) and seal(s), this 12th

day of June, 19 86.

WITNESS:

_____, (Seal)

_____, (Seal)

_____, (Seal)

Ricky Wayne Seale (Seal)

Sharon Seale (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 and wife, Sharon Seale,
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
on the day the same bears date.

Given under my hand and official seal this 12th day of June, 19 86.

Wade H. Morton, Jr.
Notary Public.

Return to: Wade H. Morton

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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

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 1,007.47' to a point, Thence run South a distance of 1,238.20' to a point on the water line of Lay Lake and the point of beginning of the property being described, Thence run N 30°-49'-15"E a distance of 40.06' to a point, Thence run N 30°-56'-08"E a distance of 36.66' to a point, Thence run N 29°-06'-44"E a distance of 70.35' to a point, Thence run N 56°-25'-52"E a distance of 20.38' to a point, Thence run N 18°-38'-14"E a distance of 40.90' to a point, Thence run N 46°-29'-04" E a distance of 45.39' to a point, Thence run S 77°-56'-45"E a distance of 35.79' to a point, Thence run S 19°-48'-16"W a distance of 608.84' to a point on the North line of a public road, Thence run S 79°-05'-56"W along the chord of a curve to the left having a central angle of 26°-49'-31" and a radius of 246.42' a chord distance of 114.32' to a point, Thence run S 65°-41'-11"W a distance of 53.08' to a point, Thence run N 86°-18'-48"W along the chord of a curve to the right having a central angle of 55°-59'-59" and a radius of 101.05' a chord distance of 94.88' to a point, Thence run N 35°-20'-08" E a distance of 501.46' to the point of beginning.

According to my survey this 10th day of May, 1986

Joseph E. Conn, Jr.
Joseph E. Conn, Jr.
Ala. reg. No. 9049

SBCE
RS
File No. 1014

SIGNED FOR IDENTIFICATION:

Ricky Wayne Seale
Ricky Wayne Seale

Sharon Seale
Sharon Seale

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 JUN 13 AM 10:22

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	6.50

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