

Send Tax Notice To:

William H. Seale and wife,  
Julia J. Seale  
Route 1, Box 59F  
Columbiana, Alabama 35051

This instrument was prepared by:  
JAMES W. FUHRMEISTER  
Griffin, Allison, May, Alvis & Fuhrmeister  
P. O. Box 380275  
Birmingham, AL 35238

---

**Warranty Deed, Jointly For Life With Remainder To Survivor**

---

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF Fifteen Thousand Four Hundred Dollars and 00/100 (\$15,400.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **James William Vickers and wife, Mary Ann Vickers**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **William H. Seale and wife, Julia J. Seale**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 18, Township 20 South, Range 1 East, situated in Shelby County, Alabama, more particularly described as follows: From the NE corner of the SE 1/4 of SW 1/4 of Section 18, Township 20 South, Range 1 East, Shelby County, Alabama, as beginning point, run North 00 deg. 34 min. 22 sec. East along the West line of the NW 1/4 of SE 1/4 for 138.06 feet; thence run South 55 deg. 05 min. 38 sec. East for 667.36 feet to a point on the Northerly right of way line of County Road No. 109; thence run South 45 deg. 46 min. 21 sec. West for 225.56 feet; Thence run South 57 deg. 58 min. 48 sec. West for 397.23 feet; thence run South 65 deg. 38 min. 56 sec. West 45.61 feet to the West line of the SW 1/4 of the SE 1/4; thence run North 00 deg. 34 min. 22 sec. East along said 1/4 1/4 line for 593 feet, back to the beginning point; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

Mineral and Mining rights excepted.

NOTE: This property does not constitute the homestead of the Grantor.

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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same

as aforesaid; that I will and my 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 (I) have hereunto set our hand(s) and seal, this 3rd day of April, 1992.

BOOK 400 PAGE 536

James William Vickers  
Grantor - JAMES WILLIAM VICKERS

Mary Ann Vickers  
Grantor - MARY ANN VICKERS

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James William Vickers and wife, Mary Ann Vickers, 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 date the same bears date.

Given under my hand and official seal, this the 3rd day of April, 1992.

Kimberly A. Murdock  
Notary Public

My commission expires: 3-5-95