

HIS DEED HAS BEEN MADE WITHOUT THE EXAMINATION OF THE
TITLE TO THE PROPERTY HEREIN DESCRIBED.

SEND TAX NOTICE TO:

(Name) Bobby Joe Seales
P.O. Box 89
(Address) Alabaster, Alabama 35007

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

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 ONE AND NO/100 (\$1.00) AND OTHER GOOD & VALUABLE CONSIDERATION AND THE
EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$30,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Merle D. Roach, a married man

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

Bobby Joe Seales

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND
PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS SIGNED
FOR THE PURPOSE OF IDENTIFICATION.

The property hereinabove described and conveyed does not constitute any
part of the homestead of the Grantor or the spouse of the Grantor.

1994-35308

11/30/1994-35308
03:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.00

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.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 30th
day of November, 1994.

(Seal)

(Seal)

(Seal)

Merle D Roach (Seal)
Merle D. Roach

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Merle D. Roach, 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 30th day of November, A. D., 1994

Lawrence H. Fowler Jr
Notary Public.

EXHIBIT "A"

Parcel 1

Beginning at the Northeast corner of the C.K. Roach property as described in that certain deed recorded in Deed Book 116, page 484, in the office of the Judge of Probate, Shelby County, Alabama; thence run South 2 deg. 15 min. East according to said deed along the East boundary line of said C.K. Roach property, a distance of 663 feet according to said deed to a point; thence turn an angle of 90 deg. to the left and run Easterly a distance of 15.0 feet to a point; thence turn angle of 90 deg. to the left and run parallel to the said East boundary line of C.K. Roach property, a distance of 660.7 feet, more or less, to the point of intersection with the old Birmingham-Montgomery Highway (now known as Ozley Road and/or Shelby County Road #340) as referred to in said deed; thence run in a Westerly direction along said road a distance of 15.2 feet, more or less, to the point of beginning.

Said parcel of land is lying in the SE 1/4 of SE 1/4, Section 7, Township 21 South, Range 2 West and the NE 1/4 of NE 1/4, Section 18, Township 21 South, Range 2 West, and contains 0.23 acres.

Except right-of-way and easements of record.

Parcel 2

Commencing at the SW corner of the SE 1/4 of SE 1/4 of Section 7, Township 21 South, Range 2 West for point of beginning and run North 2 deg. 15 min. West along West boundary line of said SE 1/4 of SE 1/4, Section 7, 452 feet to point of intersection with the Old Birmingham-Montgomery Highway (now known as Ozley Road and/or Shelby County Road #340); thence East 6 deg. 15 min. South along South boundary line of said highway 211.2 feet; thence South 2 deg. 15 min. East and parallel to West boundary line of SE 1/4 of SE 1/4 of Section 7, 663 feet to a point which is 234 feet South of the South boundary line of SE 1/4 of SE 1/4 of said Section 7; thence West 2 deg. 45 min. North 210.4 feet to a point of intersection with West boundary line of NE 1/4 of NE 1/4 of Section 18, Township 21 South, Range 2 West; thence North 2 deg. 15 min. West along West boundary line of NE 1/4 of NE 1/4 of said Section 18, 234 feet to the point of beginning, and containing 3.2 acres, more or less, lying and being in SE 1/4 of SE 1/4 of Section 7, and NE 1/4 of NE 1/4 of Section 18, Township 21 South, Range 2 West.

SIGNED FOR IDENTIFICATION:


Merle D. Roach

Inst. # 1994-35308

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