

This Instrument was prepared by:
Conwill & Justice, P.C.
P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
William M. Seal
144 Chestnut Drive
Alabaster, Al 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-Eight Thousand and no/100 Dollars (\$28,000.00), to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **JAMES C. SCHATZ and wife, JENNIFER H. SCHATZ**, (herein referred to as grantors), grants, bargains, sells and conveys unto **WILLIAM M. SEAL and JULIE M. SEAL** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

Lot 1, according to the Survey of Royal Forest, as recorded in Map Book 14, Page 44, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

\$25,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And we do, for ourselves and for our 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 stated above; that we have a good right to shall and convey the same as aforesaid; that we will, and our heirs,

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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 have hereunto our hands and seals this 21st day of March, 1996.

James C. Schatz
James C. Schatz
Jennifer H. Schatz
Jennifer H. Schatz

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James C. Schatz and wife, Jennifer H. Schatz, 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 day the same bears date.

Given under my hand and official seal this 21st day of March, 1996.

William R. Justice
Notary Public
My Commission Expires: 9/12/99



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