

SEND TAX NOTICE TO:

(Name) David L. Seales and
Lola H. Seales

(Address) 1011 Hwy 26E.
Alabaster, AL. 35007

Inst # 1996-11280

04/05/1996-11280
03:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCO 13.50

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred & 2500.00 ~~Two thousand and no/100 Dollars (\$2,000.00)~~ in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **Benjamin Grubbs and wife, Frances Grubbs** (herein referred to as grantors) do grant, bargain, sell and convey unto **David L. Seales and wife, Lola H. Seales** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantors herein for the purpose of identification.

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.

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 4th day of April, 1996.

Benjamin Grubbs (SEAL)
Benjamin Grubbs
Frances D. Grubbs (SEAL)
Frances Grubbs

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Benjamin Grubbs and wife, Frances Grubbs**, whose name or names is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 1996.

Jan Ellen Thip (SEAL)
Notary Public
MY COMMISSION EXPIRES
NOVEMBER 15, 1996

EXHIBIT "A"

TRACT I

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION 67.00 FEET; THENCE TURN 84°02'14" LEFT AND RUN SOUTHWESTERLY 489.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE TURN 79°39'06" RIGHT AND RUN SOUTHWESTERLY 246.10 FEET; THENCE TURN 98°30'35" LEFT AND RUN SOUTHEASTERLY 192.93 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #26 (ALSO KNOWN AS SAGINAW-COLUMBIANA ROAD); THENCE TURN 84°48'10" LEFT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 56.18 FEET; THENCE TURN 94°14'23" LEFT AND RUN NORTHWESTERLY 179.48 FEET; THENCE TURN 94°34'24" RIGHT AND RUN NORTHEASTERLY 185.31 FEET TO THE POINT OF BEGINNING.

TRACT II

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION 67.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE TURN 84°02'14" LEFT AND RUN SOUTHWESTERLY 489.95 FEET; THENCE TURN 103°19'37" LEFT AND RUN NORTHEASTERLY 41.36 FEET; THENCE TURN 81°27'44" LEFT AND RUN NORTHERLY 482.10 FEET TO THE POINT OF BEGINNING.

TRACT III

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION 67.00 FEET; THENCE TURN 84°02'14" LEFT AND RUN SOUTHWESTERLY 489.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE TURN 103°19'37" LEFT AND RUN NORTHEASTERLY 41.36 FEET; THENCE TURN 98°32'16" RIGHT AND RUN SOUTHERLY 181.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #26 (ALSO KNOWN AS SAGINAW-COLUMBIANA ROAD); THENCE TURN 166°51'35" RIGHT AND RUN NORTHWESTERLY 179.93 FEET TO THE POINT OF BEGINNING.

SIGNED FOR IDENTIFICATION:

Benjamin Grubbs
Benjamin Grubbs, Grantor

Frances N. Grubbs
Frances Grubbs, Grantor

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