

\$ 500.00

TITLE NOT EXAMINED
PREPARED WITHOUT BENEFIT OF SURVEY

Prepared by

Joel C. Watson, Attorney at Law

PO Box 987, Alabaster, Alabama 35007

ATTORNEY DID NOT CLOSE TRANSACTION

Inst # 1996-37794

WARRANTY DEED, TO SOLE GRANTEE

STATE OF ALABAMA)
SHELBY COUNTY)

11/15/1996-37794
09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 14.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND NO/100 to the undersigned grantor or ,
grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

James L. Seale And Wife Poatana Ann Seale

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

Heatherbrooke Construction Company, Inc.

(herein referred to as Grantee) the following described real estate, to wit:

SEE EXHIBIT "A" FOR LEGAL
SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

Subject to Easements, Restrictions and Rights of Way of Record.

TO HAVE AND TO HOLD, to the said GRANTEE in fee simple, and to the heirs and
assigns of such grantee forever, together with every contingent remainder and right of
reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully
seized in fee simple of said premises; that they are free from all encumbrances;

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 (we) have hereunto set my (our) hand (s) and seal(s), this
30th day of September, 1996.

WITNESS:

Joe Wilson

James L. Seale
Grantor

Joe Wilson

Poatana Ann Seale
Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. Seale And Wife Poatana Ann Seale whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 30th day of September A.D. 1996.

Joe Wilson

NOTARY PUBLIC

Exhibit "A"

A parcel of land lying in the NW $\frac{1}{4}$; SW $\frac{1}{4}$; Section 9; T21S; R2W, and more particularly described as follows:

Starting at the northwest corner of said NW $\frac{1}{4}$; SW $\frac{1}{4}$, which is the point of beginning, run southerly along the west $\frac{1}{4}/\frac{1}{4}$ line a distance of 234.3 feet to an iron marker. Thence run S 88 degrees-11'-11" a distance of 766.9 feet to the center line of Camp Branch Road. Thence run northerly along the said center line of said Camp Branch Road, along a curve to the left a measured distance of 238.8 feet (deed distance of 231.7') to a point in the center of said Camp Branch Road, where the north boundary line of said NW $\frac{1}{4}$; SW $\frac{1}{4}$ intersects said Camp Branch Road. Thence run N 88 degrees- 00' W along said north boundary line of said NW $\frac{1}{4}$; SW $\frac{1}{4}$ a distance of 763.7 feet (measured distance, 743.7 deed value) to the point of beginning.

Said parcel lies in the said NW $\frac{1}{4}$; SW $\frac{1}{4}$; Section 9; T21S; R2W, and contains 4.2 acres, more or less.

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