

State of Alabama

Shelby County

Know All Men By These Presents.

That in consideration of Ten Dollars and other considerations DOLLARS

to the undersigned grantor Bobby Joe Seales, a married man
in hand paid by the grantees

the receipt whereof is acknowledged I the said grantor

do grant, bargain, sell and convey unto the said grantees, BOBBY JOE SEALES,
DIANE SEALES, DAVID MICHAEL SEALES

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL

It is the intention of the grantor to create survivorship in property described in the Probate Records of Shelby County, Alabama, whether correctly described herein or not, recorded as Instrument #1994-35308 on November 30, 1994. This described 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 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 grantee 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 the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I 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, I have hereunto set my hand and seal,

this 17th day of April, 1997.

WITNESSES:

x Bobby Joe Seales (Seal.)

(Seal.)

(Seal.)

(Seal)

04/19/1997-12158
02:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 REL

04/19/1997-12158

Bobby Joe Seales

TO
BOBBY JOE SEALES
DIANE SEALES

DAVID MICHAEL SEALES

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page , and examined.

Judge of Probate.

State of Alabama
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Bobby Joe Seales, 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 17th day of April 1997.

EXP 3-8-00

David Michael Seales

As Notary Public

State of
COUNTY

I, a Notary Public in and for said County, in said State,
do hereby certify that on the day of 19, came before me
the within named known to me
to be the wife of the within named who, being examined
separate and apart from the husband touching her signature to the within conveyance, acknowledged that
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
the husband.

Given under my hand and official seal this the day of 19

As 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:


Bobby Joe Seales

Inst # 1997-12158

04/18/1997-12158
02:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
14.00
003 MEL