

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, Al. 35124

Send Tax Notice to:

(Name) Richard H. Karle, Jr. & Jill T. Karle  
(Address) 148 Weatherly Way  
Pelham, Al. 35124

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Five Thousand & NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, we  
James R. Seay and wife Susan C. Seay  
(herein referred to as grantors), do grant, bargain, sell and convey unto

Richard H. Karle, Jr. and wife Jill T. Karle

(herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$195,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

07/07/1997-21066  
10:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MEL 121.00

TO HAVE AND TO HOLD, unto the said GRANTEEES 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 grantee herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEEES, 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 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 20th day of June, 19 97.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

James R. Seay (Seal)  
Susan C. Seay (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 James R. Seay and wife Susan C. Seay, whose name 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 20th day of June A.D., 19 97.

My Commission Expires

Notary Public

99012-266

**EXHIBIT "A"**

Lot 155, according to the Survey of Weatherly, Sector 2, Phase 2, as recorded in Map Book 14 page 73 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO, a part of Lot 156, being more particularly described as follows:  
Begin at the SW corner of Lot 156 - Weatherly, Sector 2, Phase 2, as recorded in Map Book 14 page 73 A, B & C, Shelby County, Alabama; thence run ~~North~~ Northeastly along the West property line of said Lot 156 for an arc distance of 32.0 feet; thence run South 24 deg. 23 min. 49 sec. East for 93.63 feet to a point on the South property line of said Lot 156; thence run North 43 deg. 00 min. 59 sec. West for 100.0 feet to the point of beginning; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

LESS AND EXCEPT the following:

Begin at the NE corner of Lot 155 - Weatherly, Sector 2, Phase 2, as recorded in Map Book 14 page 73, A, B & C, Shelby County, Alabama; thence run North 43 deg. 00 min. 59 sec. West along the Northerly property line of Lot 155 for 100.0 feet; thence run South 25 deg. 38 min. 21 sec. East for 106.93 feet to a point on the Easterly property line of said Lot 155; thence run North 43 deg. 19 min. 08 sec. East along said property line for 32.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1997-21066

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