

This instrument was prepared by:

(Name) Joseph E. Walden

(Address) P.O. Box 1610

Alabaster, AL 35007

Send Tax Notice to:

(Name) Charles Seales

(Address) 585 Massey Road

Alabaster, AL 35007

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

STATE OF ALABAMA }

SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and 00/100s (\$5,000.00)

DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, I, Robert L. Tolbert, an unmarried man

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

Charles Seales and wife, Martha Seales

(herein referred to as **GRANTEES**) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the NE1/4 of NW1/4, Section 12, Township 21 South, Range 3 West more particularly described as follows:

Beginning at a point on East right of way line of Old Birmingham-Montgomery Highway, where the North line of lands formerly known as Bradford Baker lands intersects the East right of way line of said highway, and run thence in a Northerly direction along the East right of way line of said highway 296 feet to a point, which point is a SW corner of a lot formerly owned by Daisy Harris; thence run in an Easterly direction along South line of said lot formerly owned by Daisy Harris to the West right of way line of Federal Highway #65; thence in a Southerly direction along the West right of way line of said Highway #65 to the North line of Bradford Baker track of land which point is 150 yards, more or less, North of the South line of said quarter-quarter section; thence run Westerly along North line of Baker line to point of beginning.

Also, every contingent remainder and right of reversion in and to the above described property which is owned by Alyce Lucille Tolbert.

Subject to easement, restrictions and rights-of-way of record.

Subject to applicable zoning and subdivision ordinances.

Subject to taxes or special assessments which are not shown as existing liens by public records

**TO HAVE AND TO HOLD**, To the said **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 19th day of August, 19 97.

WITNESS

(Seal)

Robert L. Tolbert  
Robert L. Tolbert, an unmarried man

(Seal)

(Seal)

08/20/1997-26556  
09:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 13.50

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, Cindy Rayfield, a Notary Public in and for said County, in said State, hereby certify that Robert L. Tolbert, an unmarried 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 19th day of August, 19 97.

May 11, 1999

My Commission Expires:

Cindy Rayfield  
Notary Public