

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt and sufficiency of which are hereby acknowledged, that **DAVID L. SEALES, a married man**, hereinafter called "SELLER," do hereby GRANT, BARGAIN, SELL AND CONVEY unto, **LOLA H. SEALES, a married woman**, hereinafter called the "BUYER," together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Commencing at the northeast corner of Section 24, T-20-S, R-3-W of Huntersville Meridian, Shelby County, Alabama, proceed thence North 86 degrees 48' 46" West along the North line of Section 24, 253.48 feet to a point on the Westerly right of way of County Highway No. 35 (80' right of way); thence South 36 degrees 34' 39" West along the westerly right of way of said Highway 762.92 feet to an iron pin and the point of beginning; thence South 37 degrees 41' 00" West, 76.72 feet; thence South 38 degrees 44' 18" West, 294.02 feet; thence South 38 degrees 58' 46" West, 297.47 feet to an iron pin; thence North 27 degrees 14' 15" East, 253.55 feet to an iron pin; thence North 02 degrees 45' 48" West, 308.36 feet to an iron pin; thence South 88 degrees 6' 00" East, 318.23 feet to an iron pin to the point of beginning, containing 1.53 acres, more or less, and illustrated as parcel 421-1 on a drawing numbered 2.401.246, dated 2/14/77 and marked Exhibit "A" attached hereto and incorporated herein.

Subject to easements, restrictions, and rights of way of record.

The legal description set out herein was furnished to preparer by the SELLER herein and this deed was prepared without the benefit of a survey or a title search.

TO HAVE AND TO HOLD to the said BUYER in fee simple forever, together with every contingent remainder and right of reversion.


The SELLER, does individually and for the heirs, executors, and administrators of the SELLER covenant with said BUYER and the heirs and assigns of the BUYER, that the SELLER is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the SELLER has a good right to sell and convey the said premises; that the SELLER and the heirs, executors, and administrators of the SELLER shall warrant and defend the said premises to the BUYER and the heirs and assigns of the BUYER forever, against the lawful claims of all persons.

Inst # 1998-31074

08/12/1998-31074
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 11.50

Inst # 1998-31074

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the 11 day of August, 1998, at Shelby County, Alabama.


DAVID L. SEALES
SELLER

Inst. # 1998-31074

STATE OF ALABAMA)
) ACKNOWLEDGMENT
COUNTY OF SHELBY)

I, Clint C. Thomas, a Notary Public for the State at Large, hereby certify that DAVID L. SEALES, SELLER, whose name is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

11 GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11 day of August, 1998.



NOTARY PUBLIC
My Commission Expires: 24 JAN, 2000

THIS INSTRUMENT PREPARED BY:

Clint C. Thomas
Attorney at Law
P.O. Box 1422
Calera, Alabama 35040

Grantee's Address:

✓ Lola Seales
131 Heather Ridge Drive
Pelham, AL 35124

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