

CONSOLIDATION 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 and LOLA H. SEALES, a married couple**, hereinafter called "SELLER," does hereby GRANT, BARGAIN, SELL AND CONVEY unto, **DAVID L. SEALES and LOLA H. SEALES, a married couple**, hereinafter called the "BUYERS," for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Parcel 1

A parcel of land located in the SE1/4 of the SE1/4 of Section 20, Township 21 South, Range 2 West, more particularly described as follows: Commence at the NW corner of said 1/4-1/4 section; thence in a southerly direction along the westerly line of said 1/4-1/4 section, a distance of 510.00 feet to the point of beginning; thence 103 degrees 43 minutes 15 seconds left, in a northeasterly direction, a distance of 538.40 feet to a point on the southwesterly R/W line of U.S. Highway No. 31 South; thence 99 degrees, 10 minutes, 33 seconds left to a chord line of a curve to the right, having a radius of 2914.93 feet, in a northwesterly direction along said curve and R/W line, a chord distance of 360.00 feet; thence 64 degrees, 15 minutes left, in a westerly direction, a distance of 348.40 feet; thence 88 degrees, 39 minutes, 12 seconds left, in a southerly direction, a distance of 477.97 feet to the point of beginning, containing 4.0 acres.

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

AND

Parcel 2

A parcel of land located in the SE1/4 of Section 20, Township 21 South, Range 2 West, more particularly described as follows: Begin at the NW corner of said 1/4-1/4 section, the Point of Beginning; thence in a southerly direction along the Westerly boundary of said 1/4-1/4 Section 510.00 feet; thence 175 degrees, 50 minutes, 01 seconds left, in a northeasterly direction 477.97 feet; thence 88 degrees 39 minutes 12 seconds right, in a southeasterly direction 348.40 feet to a point on the Southwesterly right-of-way line of U.S. Highway 31 South; thence 119 degrees, 32 minutes, 30 seconds left to chord line

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of a curve to the right having a radius of 2914.93 feet in a Northwesterly direction along said curve & right-of-way line, a chord distance of 26.30 feet; thence 59 degrees, 07 minutes, 16 seconds left from the chord of said curve in a Southwesterly direction 371.87 feet to the point of beginning, containing 0.425 acres, more or less.

Subject to easements, restrictions and rights-of-way of record, if any.

AND

Parcel 3

A parcel of land located in the SE1/4 of the SE1/4 of section 20, Township 21, Range 2 west more particularly described as follows: Commence at the N.W. Corner of said 1/4-1/4 section thence in a southerly direction along westerly line of said 1/4-1/4 section a distance of 510.00 feet to a point of beginning. Thence continue in a southerly direction along said 1/4-1/4 section a distance 50 feet thence 96 degrees left in an easterly direction to a point of the southwesternly R/W line of U.S. Highway 31 South, thence left along said R/W line to the S.E. Corner of Property owned by DAVID L. SEALES and LOLA H. SEALES, thence left along south line of said property owned by DAVID L. SEALES and LOLA H. SEALES, a distance of 538.40 feet to a point of beginning.

Subject to the easements, restrictions and rights-of-way of record, if any.

AND

Parcel 4

Commence at the Northwest corner of the SE1/4 of the SE1/4 of Section 20, Township 21 South, Range 2 West; thence run South along the West line of the said 1/4-1/4 for 560.00'; thence turn an angle to the left of 96 degrees, 00', 00" and run East for 573.03' to a point on the West right of way of U.S. Highway No. 31; thence turn an angle to the right of 68 degrees, 06', 07" to the tangent of a curve to the left having a central angle of 01 degrees, 03', 27" and a radius of 2,914.93'; thence run along the arc of said curve along the West right of way for 53.80'; thence turn an angle from the tangent if extended to said curve to the right of 112 degrees, 57', 20" and run West for 598.78' to a point on the West line of the SE 1/4 of the SE 1/4; thence turn an angle to the right of 96 degrees, 00', 00" and run North along the West line of the said 1/4-1/4 for 50.00' to the point of beginning. Contains 0.6687 Acres.

Subject to the easements, restrictions and rights-of-way of record, if any.

THE ABOVE FOUR PARCELS SHALL BE CONSOLIDATED HEREIN AND HEREINAFTER KNOWN BY THE FOLLOWING LEGAL DESCRIPTION, TO WIT:

Begin at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 21 South, Range 2 West;

thence run South along the West line of said 1/4-1/4 for 610.00'; thence turn an angle to the left of 96 degrees, 00', 00" and run East for 598.78' to a point on the West right of way of U.S. Highway No. 31; thence turn an angle to the left of 112 degrees, 57', 20" to the tangent of a curve to the right having a central angle of 11 degrees, 08', 41" and a radius of 2,914.93'; thence run along the arc of said curve along the West right of way for 566.99'; thence turn an angle from the tangent if extended to said curve to the left of 67 degrees, 54', 05" and run West along the North line of the SE 1/4 of the SE 1/4 for 371.87' to the point of beginning. Contains 6.1902 acres.


Subject to all easements, restrictions and rights-of-way of record, if any.

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

TO HAVE AND TO HOLD to the said BUYERS in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs of such survivor 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 BUYERS 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 BUYERS and the heirs and assigns of the BUYERS forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the 18th day of August, 1998, at Shelby County, Alabama.


DAVID L. SEALES
SELLER


LOLA H. SEALES
SELLER

STATE OF ALABAMA)
) ACKNOWLEDGEMENT
COUNTY OF SHELBY)

I, Jon Ellen Nix, a Notary Public for the State at Large, hereby certify that DAVID L. SEALES and LOLA H. SEALES, SELLERS, whose names are signed to the foregoing Consolidation Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed

the same voluntarily on the day the same bears date.

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


NOTARY PUBLIC

My Commission Expires: 11/15/2000

THIS INSTRUMENT PREPARED BY:

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

Grantee's Address:

✓ David & Lola Seales
131 Heather Ridge Drive
Pelham, AL 35124

Inst # 1998-31957

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