

Value:
\$15,400

Tax: 15.40
Fee: 14.00
\$29.40

SEND TAX NOTICE TO:
Charles E. Seales and Martha E. Seals
585 Massey Road
Alabaster, AL 35007

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, **CHARLES SEALES and MARTHA SEALES** (hereinafter referred to as the "Grantors"), in hand paid by **CHARLES E. SEALES, Trustee, or his successors in trust under the CHARLES E. SEALES LIVING TRUST dated October, 2001 and MARTHA E. SEALES, Trustee, or her successors in trust under the MARTHA E. SEALES LIVING TRUST dated October 1, 2001, as tenants in common** (hereinafter referred to as the "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees all of their right, title, and interest in and to that certain real estate situated in Shelby County, Alabama, (the "Property"):

A parcel of land lying in the SW 1/4 of NE 1/4 Section 36, Township
A parcel of land located in the SE 1/4 of the SE 1/4 of Section 7,
Township 21 South, Range 2 West, Shelby County, Alabama,
described as follows: Commence at the SE corner of said Section 7;
thence run North along the East line of said Section 7 a distance of
160.16 feet to the point of beginning; thence continue last course a
distance of 496.23 feet; thence turn left 87 deg. 08 min. 05 sec. a
distance of 513.11 feet; thence turn left 92 deg. 51 min. 55 sec. a
distance of 313.17 feet to the centerline of Shelby County Highway
#340; thence turn left 60 deg. 24 min. 00 sec. along said Highway a
distance of 54.42 feet; thence turn right 05 deg. 05 min. 41 sec. along
said Highway a distance of 62.81 feet; thence turn right 05 deg. 45
min. 47 sec. along said Highway a distance of 61.51 feet to the
centerline of Highway #339; thence turn left 24 deg. 18 min. 44 sec.
along said Highway #339 a distance of 381.76 feet to the point to
beginning.

LESS AND EXCEPT that part lying within the public highway
rights-of-way.

NOTE: This warranty deed has been prepared without the
benefit of a current survey, title examination or title
binder and all instructions contained herein have been
provided by the Grantor.

01/28/2002-04585
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 29.50

Inst # 2002-04585

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

The Grantors do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the successors of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises of the Grantees and the heirs and assignees of the Grantees forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereto set their hand and seal on this the 4th day of October, 2001.



Charles Seales



Martha Seales

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles Seales and Martha Seales**, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day, that being informed of the contents of said instrument, they, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 4th day of October, 2001.



NOTARY PUBLIC

My Commission Expires: 7-22-04

This Instrument Prepared By:

R.F. (Ben) Stewart III
1800 International Park Drive
Suite 10
Birmingham, Alabama 35243
M:\CLIENTS\Seales\EstPlanning\Funding\Deed.2.wpd

Inst # 2002-04585

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