

Value:
\$46,168

Tax: 42.20
Fee: 14.00
\$56.20

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 LIVINGTRUST 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"):

Commence at the NE corner of Section 2, Township 21 South, Range 3 West, run South 89 deg. West along North line of said 40 acres 771 feet to the West line of a paved sidewalk running along U.S. Highway 31, thence along the same South 107.3 feet to the SE corner of a lot known as the Corinthian Lodge lot, to the point of beginning; thence continue in the same direction South along said sidewalk 58.8 feet to the NE corner of the lot owned by L.C. Payne and wife; thence turn right and run westerly 98 feet along the North line of said Payne lot and parallel to the North line of lot being described herein to the East R.O.W. line of L & N Railroad; thence along same North 58.8 feet, more or less, to the SW corner of said Lodge lot; thence turn an angle of 89 deg. 30' to the right and run along the South line of said Lodge lot and in the Eastern direction 98 feet to the point of beginning. Same being situated in NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

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.

01/28/2002-04586
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 60.50

Inst # 2002-04586

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
MA\CLIENTS\Seales\EstPlanning\Funding\Deed.3.wpd

Inst # 2002-04586

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09:45 AM CERTIFIED
SHELBY COUNTY JUDGE B.B. PROBATE
002 MEL