

Value:  
\$ 38,364

Tax: 38.40  
Fee: 14.00  
\$ 52.40

**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 E. SEALES and MARTHA E. 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"):

Begin at the South-west corner of the North-west quarter of South-west quarter Section 8, Township 21 South, Range 2 West, thence North along West line of said quarter-quarter a distance of 66 feet the point of beginning, thence East and parallel with South line of said quarter-quarter a distance of 70 feet to the West right-of-way of county highway, thence in a North-easterly direction along the North-west right-of-way of said county highway to the end of pavement and continue along North-west side of continuing dirt road for a total distance of 785 feet to a drainage ditch, thence in a westerly direction along drainage ditch a distance of 422 feet to the west line of said quarter-quarter, thence South along West line of said quarter-quarter a distance of 618 feet to point of beginning.

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.

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

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SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 52.50

Inst # 2002-04587

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 E. Seales  
Charles E. Seales

Martha E. Seales  
Martha E. Seales

STATE OF ALABAMA           )  
  )  
JEFFERSON COUNTY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles E. Seales and Martha E. 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.

Melissa Lee Barber  
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 4.wpd

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