

Value:
\$37,620

Tax: 37.70
Fee: 14.00
\$51.70

SEND TAX NOTICE TO:

Charles E. Seales
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 **PLAZA PINES, L.L.C.** (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee all of their right, title, and interest in and to that certain real estate situated in Shelby County, Alabama, (the "Property"):

From the Northeast corner of Section 2, Township 21 South, Range 3 West, run West along the North boundary line of Section 2, Township 21 South, Range 3 West for 764.57 feet, more or less, to a point on the West right-of-way line of U.S. 31 Highway; thence continue along said North Section line for 100.83 feet, more or less, to a point on the East right-of-way line of the Louisville & Nashville Railroad; thence turn an angle of 83 deg. 06 min. to the left and run 31.01 feet along the East right-of-way line of said railroad to the point of beginning of the property herein described; thence continue along the East right-of way line of said railroad a distance of 30 feet to a point; thence turn an angle of 88 deg. 02 ½ min. to the left and run Easterly 98.13 feet, more or less to a point on the West right-of-way line of U.S. 31 Highway; thence turn 90 deg. 17 ½ min. to the left and run Northerly along the West right-of-way line of U.S. 31 Highway a distance of 30 feet to a point; thence run in a Westerly direction a distance of 99.34 feet to the point of beginning of the property herein described. Situated in Shelby County, Alabama. Being the same property deeded to Charles Seales Book 177 page 499-500 filed in the probate office, Shelby County, Alabama. This is not the Homestead of the Grantor.

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 Grantors.

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


01/28/2002-04588
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 52.00

Inst # 2002-04588

The Grantors do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the successors of the Grantee, 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 Grantee and the heirs and assignees of the Grantee 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\LLC\Deed.1.wpd

Inst # 2002-04588

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09/28/2002-04588
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 52.00

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