

Value
\$ 7,200

Tax: 7.20
Fee: 14.00
\$21.20

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 E. SEALES and MARTHA E. 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"):

A parcel of land in the Northeast quarter of the Northwest quarter of Section 12 Township 21 So. Range 3 West. Commencing at a rail and concrete monument, found at the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 12. Thence N 88° 45' 57" W along the South line of said Sixteenth Section, a distance of 675.42 feet to the Southwest right of way of Interstate Hwy. I65 to a ½" rebar set with a cap stamped S. Wheeler CA0502 at a point of beginning. Thence N 88° 45' 57" W along the South line of said Sixteenth Section a distance of 122.12 feet to the right of way of old Hwy. 31 to a ½" rebar set with a cap stamped S. Wheeler CA0502 thence N 23° 22' 54" W along the right of way of said old Hwy. 31 a distance of 426.84 feet to a ½" rebar set with cap stamped S. Wheeler CA0502, thence N 44° 54' 45" a distance of 153.95 feet to a ½" rebar set with a cap stamped S. Wheeler CA0502 on the SW right of way of Interstate Hwy. I65 thence South 24° 29' 21" E along the right of way of Interstate Hwy. I65 a distance 218.38 feet to a point thence along a curve to the right of said right of way having a radius of 3963.26 feet and a chord bearing of S15° 22' 00" East an arc of 113.66 feet thence along a curve to the right of said right of way having a radius of 3963.26 feet and a chord bearing of S 17° 40' 07" E an arc distance of 204.80 feet to the 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 Grantors.

01/28/2002-04592
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 21.50

Inst # 2002-04592

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.

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 22nd 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 22nd day of October, 2001.

Melissa Lee Bamber
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.5.wpd

Inst # 2002-04592

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