

This instrument was prepared by:

Grantees' address:  
1845 Hwy 49  
Columbiana, AL 35051

William R. Justice  
P.O. Box 1144 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY**            **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Eighty-five Thousand and no/100 DOLLARS (\$185,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Donald O. Seale and Janice Coleman Seale, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Donny G. Farmer and Rebecca G. Farmer (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

**PARCEL I:**

Commence at the Northeast corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 31, Township 20 South, Range 1 East, Shelby County, Alabama (being the point of intersection of two old, 50 years or more, established fences); thence South 1 degree East (MB) along the said old established fence being the East boundary of the said NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  for a distance of 728 feet, more or less, to the point of intersection with the Northwest right of way line of Co. Highway 49; thence turn an angle of 68 degrees 29 minutes to the right and proceed South 67 degrees 29 minutes West (MB) for a distance of 135.57 feet to the point of beginning of the property herein conveyed; thence continue South 67 degrees 29 minutes West (MB) along the said North boundary of Co. Highway 49 for a distance of 240.75 feet to a point; thence turn an angle of 111 degrees 31 minutes to the right and proceed North 1 degree West (MB) for a distance of 432.68 feet to a point; thence turn an angle of 90 degrees to the right and proceed North 89 degrees East (MB) for a distance of 223.97 feet to a point; thence turn an angle of 90 degrees to the right and proceed South 1 degree East (MB) for a distance of 344.45 feet to the point of beginning. Said property is lying in the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama.

*FWBSC/ Davis & Payer*

PARCEL II:

Commence at the NE corner of NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 31, Township 20 South, Range 1 East (being the point of intersection of two old, 50 years or more established fences); thence South 1 degree East along the said old established fence being the East boundary of said NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  for a distance of 728 feet, more or less, to the point of intersection with the North right of way line of County Highway #49; thence turn an angle of 68 degrees 29 minutes to the right and proceed South 67 degrees 29 minutes for a distance of 135.57 feet; thence turn and run North parallel with the East boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 344.45 feet; thence turn 90 degrees to the left and proceed in a westerly direction 223.97 feet to a point; thence turn an angle of 90 degrees to the left and proceed in a southerly direction a distance of 432.68 feet to a point on the North right of way line of said County Highway #49; thence turning right and proceeding Southwest along the North boundary of the said Highway #49 a distance of 18.4 feet to a point; thence turning to the right and running in a northerly direction parallel with the East line of the said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 880 feet, more or less, to the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence turn right and run easterly along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 370 feet, more or less, to the Northeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section being the point of beginning of the lot above described. Said lot being located in the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 31, Township 20 South, Range 1 East.

Situated in Shelby County, Alabama.

Subject to rights of way, transmission line permits, easements, covenants, and restrictions of record.

\$175,750.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
30th day of April, 2004.

Donald O Seale  
Donald O. Seale

Janice Coleman Seale  
Janice Coleman Seale

STATE OF ALABAMA

SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald O. Seale and Janice Coleman Seale, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2004.



William R. Jester  
Notary Public