

5000.00

Parcel I.D. #:

✓
Send Tax Notice To: David & Lola Seales, Trustees
Seales Family Asset Management Trust
131 Heather Ridge Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt of sufficiency of which are hereby acknowledged, that **DAVID L. SEALES**, and **LOLA H. SEALES**, a married couple, hereinafter known as GRANTOR, do hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **DAVID L. SEALES** and **LOLA H. SEALES**, as **Co-Trustees of the Seales Family Asset Management Trust**, hereinafter known as the GRANTEE;

Commencing at the northeast corner of Section 24, T-20-S, R-3-W of Huntersville Meridian, Shelby County, Alabama, proceed thence North 86 degrees 48' 46" West along the North line of Section 24, 253.48 feet to point on the Westerly right of way of County Highway No. 35 (80' right of way); thence South 36 degrees 39" West along the westerly right of way of said Highway 762.92 feet to an iron pin and the Point of Beginning; thence South 37 degrees 41' 00" West, 76.72 feet; thence South 38 degrees 44' 18" West, 294.02 feet; thence South 38 degrees 58' 46" West, 297.47 feet to an iron pin; thence North 27 degrees 14' 15" East, 253.55 feet to an iron pin; thence North 02 degrees 45' 48" West, 308.36 feet to an iron pin; thence South 88 degrees 6' 00" East, 318.23 feet to an iron pin to the Point of Beginning, containing 1.53 acres, more or less, and illustrated as parcel 421-1 on a drawing numbered 2.401.246, dated 02/14/77 and marked Exhibit "A" attached hereto and incorporated herein.

Subject to any and all easements, rights of way and restrictions of record.

This deed was prepared without the benefit of a title search and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 1998-31074, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 05 Day of April, 2004.

David L. Seales
DAVID L. SEALES
SELLER

Lola H. Seales
LOLA H. SEALES
SELLER

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *David L. Seales*, and *Lola H. Seales*, a married couple, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 05 Day of April, 2004.

Clint C. Thomas
NOTARY PUBLIC
My Commission Expires: 26 March, 2008

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040