

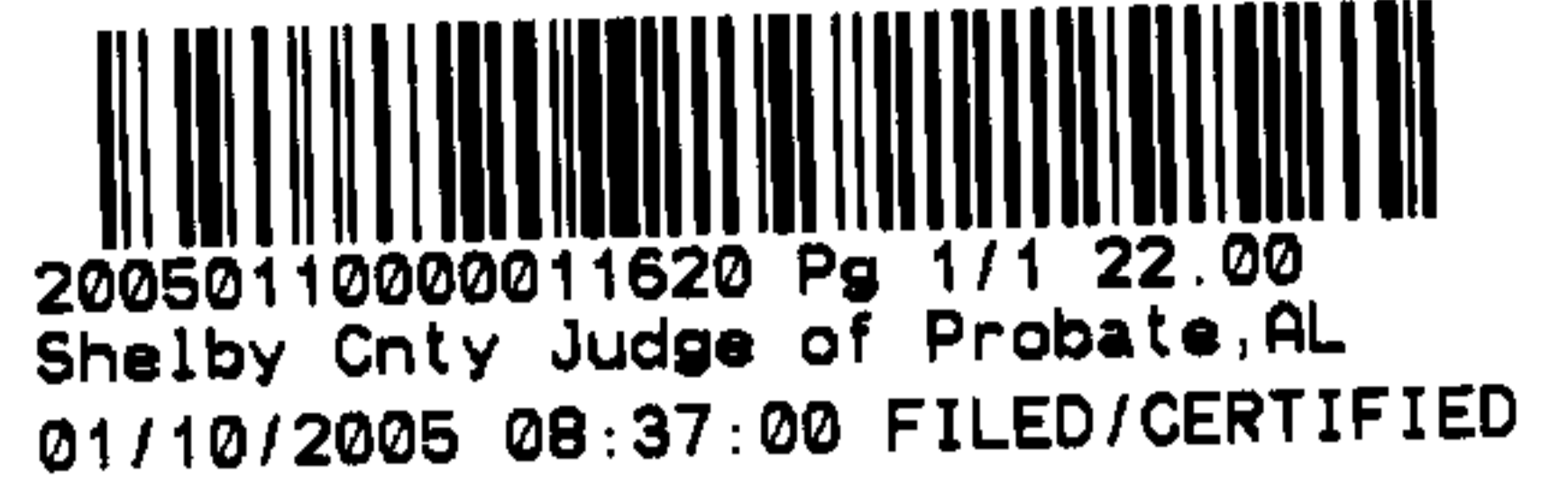
This instrument was prepared by:  
(Name) William H. Halbrooks, Atty  
(Address) 704 Independence Plaza  
Birmingham, AL 35209

Send Tax Notice To: EVAN R. SEALE  
name  
5123 COLONIAL PARK ROAD  
address  
BIRMINGHAM, AL 35243

WARRANTY DEED-

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:



That in consideration of TWO HUNDRED SEVENTEEN THOUSAND AND NO/100-----  
-----DOLLARS (\$217,000.00)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, MILTON J. BOYER AND WIFE, MARTHA M. BOYER

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto EVAN R. SEALE

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama,  
to-wit:

Lot 12, according to the Survey of Meadow Brook, 6th Sector as recorded  
in Map Book 8, Page 44, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 173,600.00 of the purchase price recited above  
was  
paid from a mortgage loan closed simultaneously herewith.

\$ 32,550.00 of the purchase price recited above  
was  
paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hand(s) and seal (s), this 31st  
day of December, 19 04

\_\_\_\_\_(Seal) Milton J. Boyer \_\_\_\_\_(Seal)  
MILTON J. BOYER  
\_\_\_\_\_(Seal) Martha M. Boyer \_\_\_\_\_(Seal)  
MARTHA M. BOYER  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I William H. Halbrooks, a Notary Public in and for the said County, in said State, hereby certify that  
MILTON J. BOYER AND WIFE, MARTHA M. BOYER  
whose name they 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 hands and official seal this 31st day of December, A.D., 19 04

William H. Halbrooks Notary Public  
Seal: WILLIAM H. HALBROOKS, Notary Public, State of Alabama