This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:
(Name) Todd B. Seales
(Address) 2828 HWY 10
Montevallo AL 35115

This instrument was prepared by:

20050308000105500 1/2 $19.00
Shelby Cnty Judge of Probate,AL
03/08/2005 09:47:43AM FILED/CERT

Form 1-1-27 Rev. 4/99
WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
Shelby **COUNTY** } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ins $5,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,

Tiffany Nichole Seales, Ins Married woman
(herein referred to as grantor, whether one or more), bargain, sell and convey unto

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

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION.

Tiffany Nichole Seales is the surviving grantee in that certain deed recorded in Inst. No. 1998-28481, Probate Office, Shelby County, Alabama. The other grantee, Una Boothe, is deceased, having died January 6, 2000.

Shelby County, AL 03/08/2005
State of Alabama
Real Estate Excise Tax
Deed Tax:$5.00

*****NOT HOMESTEAD OF THE GRANTOR OR OF HER SPOUSE.*****

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 25th day of February, 2005.

(Seal) Tiffany Nichole Seales (Seal)
Tiffany Nichole Seales
(Seal) (Seal)
(Seal) (Seal)

BILLINGHAM NOTARY PUBLIC BUNCOMBE CO. N.C.

STATE OF ALABAMA
Shelby **COUNTY** }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tiffany Nichole Seales whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February A. D., 20 05

C. Billingham
Comm. Exp. 8-24-07
Notary Public.

Central State Bank

20050308000105500 2/2 $19.00
Shelby Cnty Judge of Probate, AL
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LEGAL DESCRIPTION

Commence at the Northwest corner of the SE 1/4 of NW 1/4 of Section 2, Township 22 South, Range 4 West and run thence East along the North line of said forty acres 424 feet to the point of beginning of the land herein conveyed; thence South and parallel with the East line of said forty acres run 315 feet; thence East and parallel with the North line of said forty acres run 105 feet to the West line of Doyle Wiley lot; thence North and parallel with the West line of said forty acres and along said Wiley lot run 315 feet to the North line of said forty acres; thence along same West 105 feet to the point of beginning.

ALSO, Commence at the SW corner of the NE 1/4 of NW 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; thence East along the South line of said 1/4-1/4 Section for 467.00 feet to the SE corner of the Dennis property, said point also being the point of beginning; thence left 89 degrees 21 minutes in a Northerly direction along the East boundary of said Dennis property 131.94 feet; thence right 93 degrees 03 minutes in a Southeasterly direction and along an existing fence line a distance of 105 feet, more or less, to a point due North of a point which is 105 feet East of the point of beginning; thence run South parallel with the West line of said 1/4-1/4 Section and along the property line between the property of the grantees and the property of Doyle Wiley, or an extension thereof, a distance of 131 feet, more or less, to a point on the South line of said 1/4-1/4 Section which is 105 feet East of the point of beginning; thence run West along the South line of said 1/4-1/4 Section a distance of 105 feet to the point of beginning.