

SEND TAX NOTICE TO:
Jason Seales and Christiane Seales
51183 Highway 25
Sterrett, Alabama 35147

This instrument was prepared by
Greg Lee
Lee & McClelland, LLC
P.O. Box 430222
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Five Thousand dollars & no cents (\$125,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Roland G. Davis, a married man and Jimmy B. Davis, a married man and Billie Jean Dryden by Roland G. Davis, Attorney in Fact, an unmarried woman heirs of A.B. Davis and Odena Davis Rhodes (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto Jason Seales and wife, Christiane Seales (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

A PART OF THE N.E. 1/4 OF S.E. 1/4 AND THE S.E. 1/4 OF N.E. 1/4 OF SECTION 14, TOWNSHIP 18, SOUTH OF RANGE 1, EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT #1

BEGIN AT THE N.W. CORNER OF THE S.E. 1/4 OF N.E. 1/4 OF SAID SECTION 14, THENCE S 0° 18' W ALONG THE WEST LINE OF SAME A DISTANCE OF 1384.73 FT. THENCE EAST A DISTANCE OF 434.20 FT. THENCE N 50° 56' E A DISTANCE OF 661.95 FT. TO THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY #25, THENCE N 42° 03' W ALONG SAID RIGHT OF WAY A DISTANCE OF 459.10 FT. THENCE N 31° 59' W A DISTANCE OF 442.02 FT. THENCE N 32° 59' W A DISTANCE OF 97.93 FT. THENCE N 36° 29' W A DISTANCE OF 95.57 FT. THENCE N 44° 14' W A DISTANCE OF 134.56 FT. TO THE NORTH LINE OF THE S.E. 1/4 OF N.E. 1/4 OF SAID SECTION, THENCE S 88° 45' W A DISTANCE OF 194.11 FT. TO THE POINT OF BEGINNING.

TRACT #2

COMMENCE AT THE N.W. CORNER OF S.E. 1/4 OF N.E. 1/4 OF SAID SECTION 14, THENCE S 0° 18' W ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1384.73 FT. THENCE EAST A DISTANCE OF 434.20 FT. TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG THE LAST NAMED COURSE A DISTANCE OF 861.51 FT. TO THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY # 25, THENCE N 22° 43' W ALONG SAID RIGHT OF WAY A DISTANCE OF 60.17 FT. THENCE N 41° 52' W A DISTANCE OF 341.41 FT. THENCE N 42° 03' W A DISTANCE OF 140.22 FT. THENCE S 50° 56' W A DISTANCE OF 661.95 FT. TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

WARRANTY DEED
Closers' Choice

R.G.D. By BTD - PLS

Page 1 of 1

This property does not represent the homestead of Roland G. Davis nor his spouse.
This property does not represent the homestead of Jimmy B. Davis nor his spouse.



20060320000128930 2/2 \$143.00
Shelby Cnty Judge of Probate, AL
03/20/2006 02:41:31PM FILED/CERT

Subject to: (1) Taxes for the year 2004 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

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, Grantors have hereunto set his/her/their hand(s) and seal(s), this March 14, 2006 .

Billie Jean Dryden by (Seal)
Billie Jean Dryden by Roland G. Davis, Attorney in Fact
Roland G. Davis (Seal)

Roland G. Davis (Seal)
Roland G. Davis
Jimmy B. Davis (Seal)
Jimmy B. Davis

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Roland G. Davis, a married man and Jimmy B. Davis, a married man** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March, 2006

NOTARY PUBLIC STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES: OCT 21, 2006

BONDED THRU NOTARY PUBLIC UNDERWRITERS

(Seal)

STATE OF: Alabama

COUNTY OF: Jefferson

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Billie Jean Dryden, an unmarried woman** whose name is signed by **Roland G. Davis, as Attorney in Fact**, to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he/she, in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on the 14th day of March, 2006.

My commission expires _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES: OCT 21, 2006

BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public

