



20070110000014230 1/2 \$289.00
Shelby Cnty Judge of Probate, AL
01/10/2007 08:33:55AM FILED/CERT

This instrument was prepared by:
Rodney S. Klein
KLEIN & ASSOCIATES, Attorneys at Law
108 E. Main Street, Suite 212, Kingsport, TN 37660
423-392-1999

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Value 275,000

THIS QUITCLAIM DEED, made and entered into this, the 10th day of January, 2007 between WILLIAM M. SEAL and JULIE M. SEAL, herein called Grantor(s), and THE WILLIAM and JULIE SEAL REVOCABLE LIVING TRUST dated the 18th day of January, 2006, WILLIAM MARCUS SEAL and JULIE MIRE SEAL, Trustees, herein called Grantee(s).

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, the Grantor(s) have bargained and sold and by these presents do grant, transfer, quitclaim and convey unto the Grantee(s), their successors and assigns, the following described property being located and situated in the County of Shelby, State of Alabama, and more particularly bounded and described as follows, to-wit:

Lot 1, according to the Survey of Royal Forest, as recorded in Map Book 14, Page 44, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

BEING the same property conveyed to the Grantors by JAMES C. SCHATZ and wife JENNIFER H. SCHATZ, by deed dated March 21, 1996, of record in the Register's Office of Shelby County in Deed Book _____ page _____, and subject to any restrictions therein referred to.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by the Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, right-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year _____ shall be prorated between Grantors and Grantee as of the date selected by Grantors and Grantee, or paid by Grantee, or paid by Grantors.

The property herein conveyed is not a part of the homestead of Grantors, or is part of the homestead of Grantors.

WITNESS Grantor(s) hand(s) this the 10th day of January 2007

This conveyance is made subject to any and all valid restrictive covenants and easements as may appear of record, if any.

IN WITNESS WHEREOF, the Grantors hereunto sign their names on the day and year first above written.

William Marcus Seal
WILLIAM MARCUS SEAL

Julie Mire Seal
JULIE MIRE SEAL

Witness

Witness

STATE OF ALABAMA)
COUNTY OF Shelby)

I, Deborah L. Horton, a notary public hereby certify that WILLIAM MARCUS SEAL and JULIE MIRE SEAL whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledge 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 this the 10th day of January, 2007

Deborah L. Horton
NOTARY PUBLIC

DEBORAH L. HORTON
NOTARY PUBLIC STATE AT LARGE
COMMISSION EXPIRES
MARCH 28, 2008

Deborah L. Horton
Print Name

My commission expires on: _____

Shelby County, AL 01/10/2007
State of Alabama

Deed Tax: \$275.00

NAME & ADDRESS OF PROPERTY OWNER:

THE WILLIAM & JULIE SEAL
REVOCABLE LIVING TRUST
WILLIAM MARCUS SEAL and
JULIE MIRE SEAL, Trustees
132 Baron Drive, Chelsea, AL 35043

NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

WILLIAM MARCUS SEAL and
JULIE MIRE SEAL, Trustees
132 Baron Drive, Chelsea, AL 35043

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE GRANTOR(S) OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF. UNLESS A SEPARATE TITLE OPINION HAS BEEN FURNISHED TO THE GRANTEE(S), THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE AND THEN ONLY TO THE EXTENT AS SET FORTH IN THE TITLE OPINION. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS' OFFICE COULD JEOPARDIZE THE GRANTEE(S) RIGHTS IN AND TO THIS REAL ESTATE.