

Send tax notice to:
BOBBY JOE SEALES AND DIANE SEALES
P.O. BOX 89
ALABASTER, ALABAMA 35007

20080410000145430 1/1 \$23.50
Shelby Cnty Judge of Probate, AL
04/10/2008 10:30:43AM FILED/CERT

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **ONE HUNDRED TWENTY TWO THOUSAND AND NO/100 (\$122,000.00)** and other valuable considerations to the undersigned GRANTOR (S), **DAVID MYERS, AS DEVISEE OF THE ESTATE OF RONALD MYERS, DECEASED SHELBY PROBATE CASE NO. PR-2007-000522** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **BOBBY JOE SEALES AND DIANE SEALES** hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 5, ACCORDING TO THE SURVEY OF NAVAJO HILLS, FOURTH SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$97,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

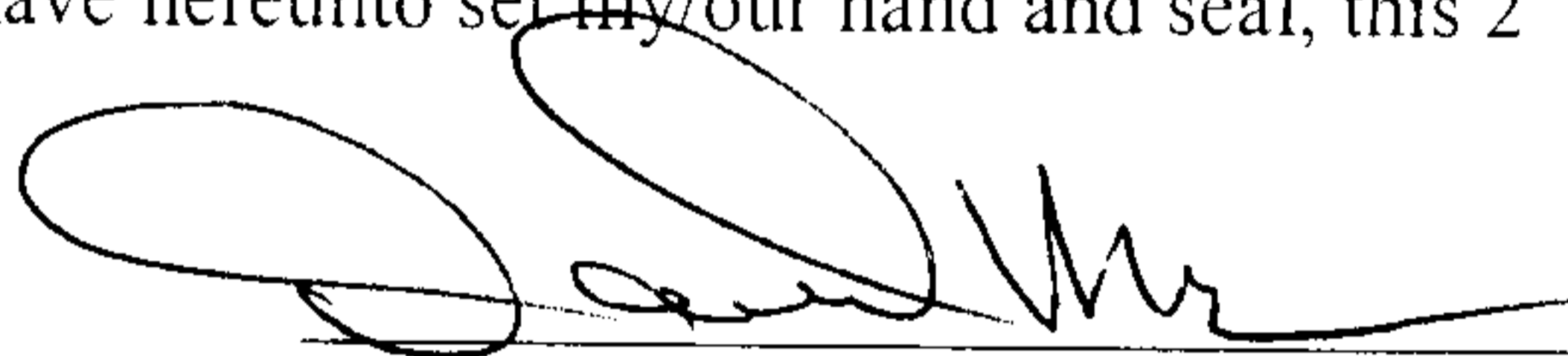
RONALD E. MYERS WAS THE SURVIVING GRANTEE OF THAT DEED RECORDED IN BOOK 283, PAGE 784, THE OTHER GRANTEE MARY E. MYERS HAVING DIED ON OR ABOUT THE 22ND DAY OF APRIL, 1992.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 2nd day of April, 2008.

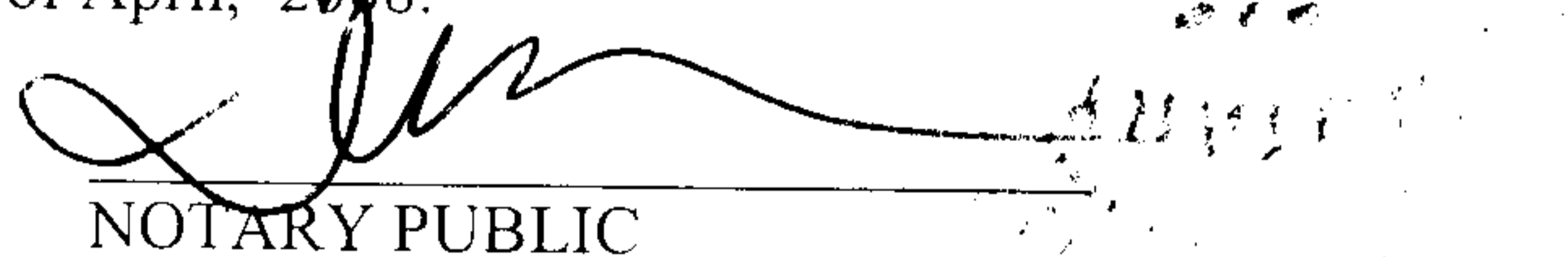


DAVID MYERS, AS DEVISEE OF THE ESTATE
OF RONALD MYERS, DECEASED SHELBY
PROBATE CASE NO. PR-2007-000522

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that DAVID MYERS, AS DEVISEE OF THE ESTATE OF RONALD MYERS, DECEASED, SHELBY PROBATE CASE NO. PR-2007-000522, 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 in his capacity of devisee of the Estate of David Myers, deceased, Shelby Probate Case No. PR-2007-000522 and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, 2008.


NOTARY PUBLIC

MY COMMISSION EXPIRES:
THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

**DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10**