



20100503000134790 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
05/03/2010 12:59:19 PM FILED/CERT

10-0056

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 05/03/2010

State of Alabama

Deed Tax : \$2.50

Know All Men by These Presents: That in consideration of *One Hundred Twenty Eight Thousand Dollars* (\$128,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we **James P. English and Charlotte P. English, husband and wife**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Amanda T. Seal** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A parcel of land referred to as Parcel 2 in the Lewis H. King, Jr. survey dated June 1, 1981 and more particularly described as follows:

Parcel II: Commence at a capped pipe found in place at the Northeast corner of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama; thence run South along the East boundary of said section a distance of 2,651.42 feet to the Southeast corner of the Southeast 1/4 of Northeast 1/4 of said section; thence turn an angle of 90 degrees, 19 minutes, 13 seconds to the right and run Westerly a distance of 806.19 feet to the POINT OF BEGINNING; thence continue along the same line a distance of 198.17 feet to a point; thence turn an angle of 76 degrees, 10 minutes, 39 seconds to the right and run a distance of 201.81 feet to a point; thence turn an angle of 103 degrees, 49 minutes, 21 seconds to the right and run a distance of 246.39 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 195.97 feet to the POINT OF BEGINNING; said parcel of land is lying in the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record along with the exceptions as shown on that certain title insurance policy associated with this transaction.

\$125,681.00 of the above consideration is being paid by a purchase money mortgage filed simultaneously herewith.

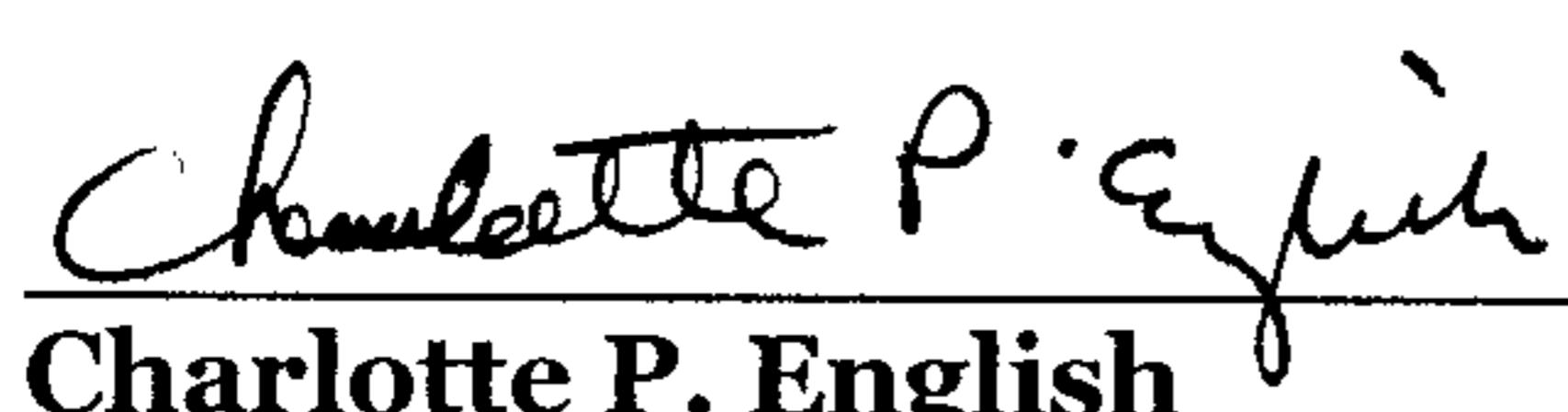
To Have and to Hold to the said grantee, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee(s), his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the **28th day of April, 2010**.



James P. English

(Seal)



Charlotte P. English

(Seal)



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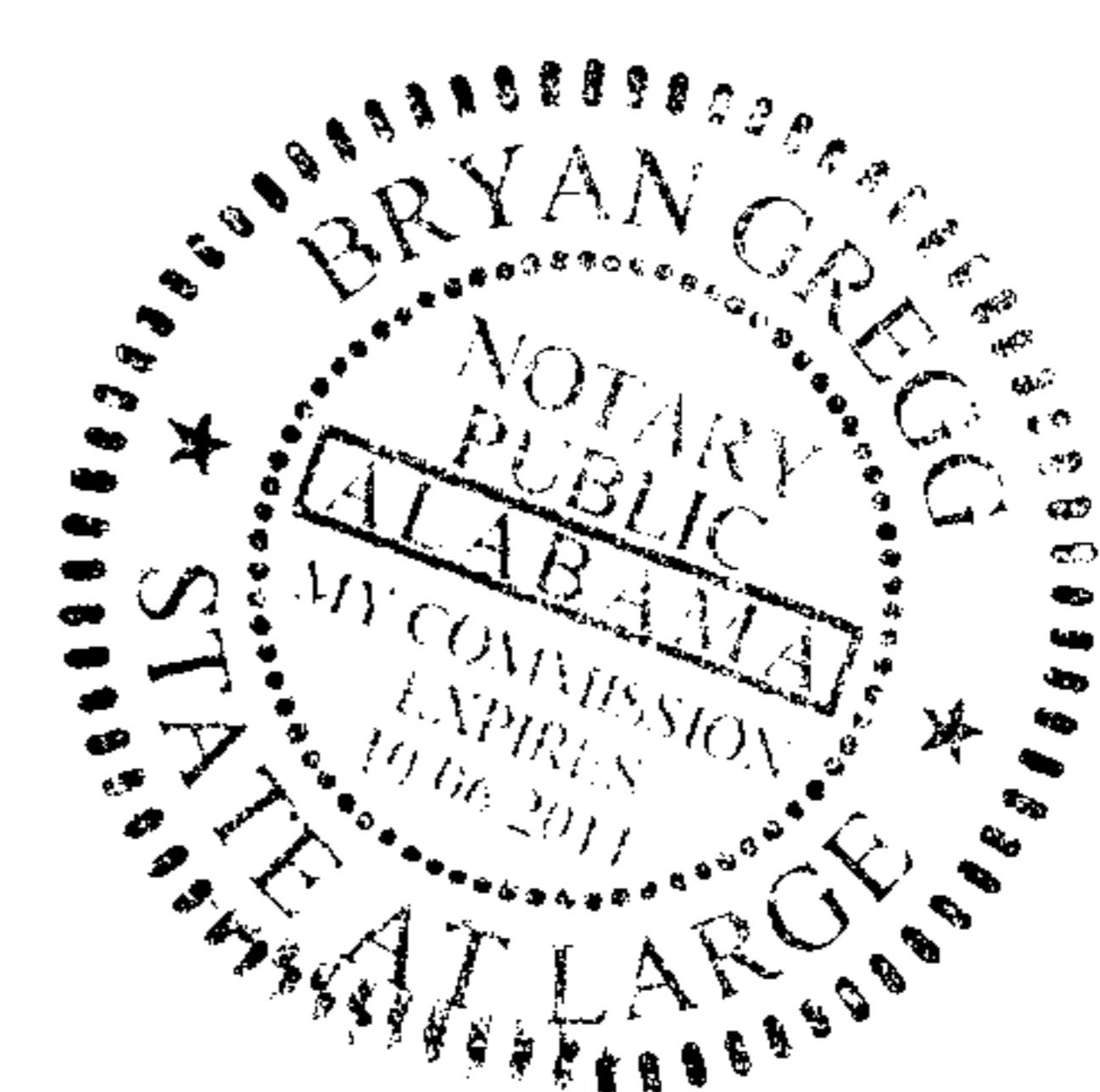
STATE OF **ALABAMA**

COUNTY OF Shelby

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **James P. English and Charlotte P. English**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of April,
2010.


Notary Public
My Commission Expires: 10-6-2011



Send Tax Notice To & This Instrument Prepared By:
Amanda T. Seal
81 Ferguson Drive
Chelsea, AL 35043