

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: David L. Seales
390 Knightsbridge
Alabaster, Ala 35007

WARRANTY DEED

20120417000131420 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
04/17/2012 02:16:45 PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Two Hundred Fifty Five Thousand dollars and Zero cents (\$255,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Sanford D. Hatton , Personal Representative of The Estate of Gregory D. Mann, deceased, Probate Case PR 2010-000141,in the Probate Office of Shelby County, Alabama (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto David L. Seales (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

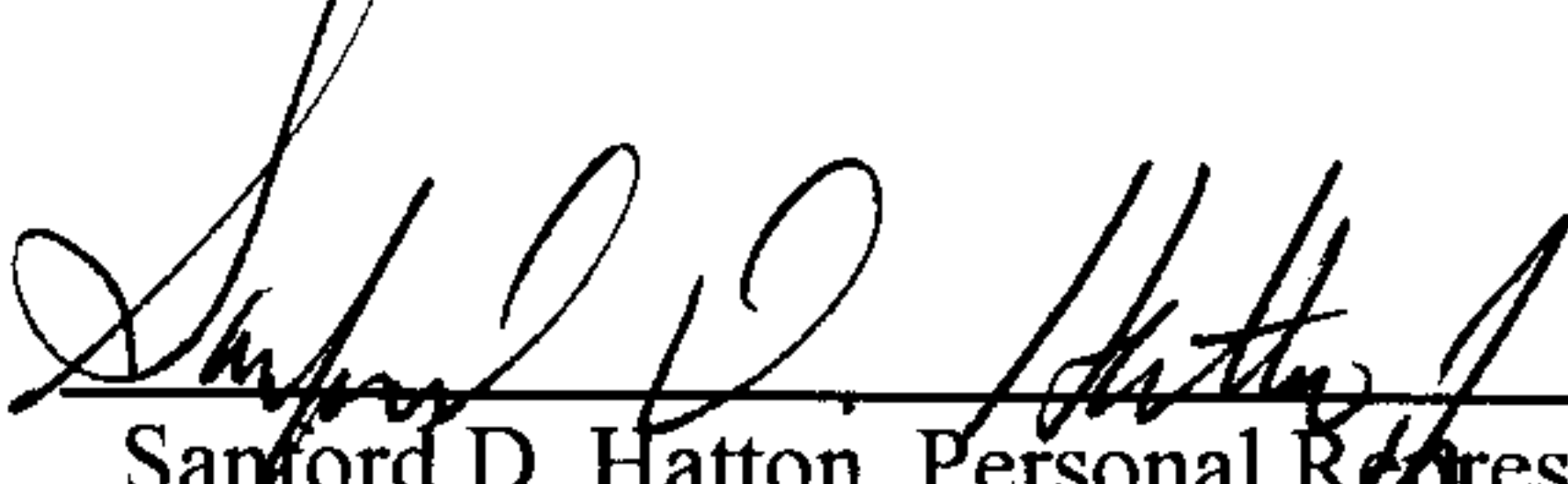
\$248,535.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 12th day of April, 2012.

_____ (SEAL)	 Sanford D. Hatton, Personal Representative The Estate of Gregory D. Mann, deceased, Probate Case PR 2010-000141,	_____ (SEAL)
_____ (SEAL)		_____ (SEAL)
_____ (SEAL)		_____ (SEAL)
		_____ (SEAL)

STATE OF ALABAMA

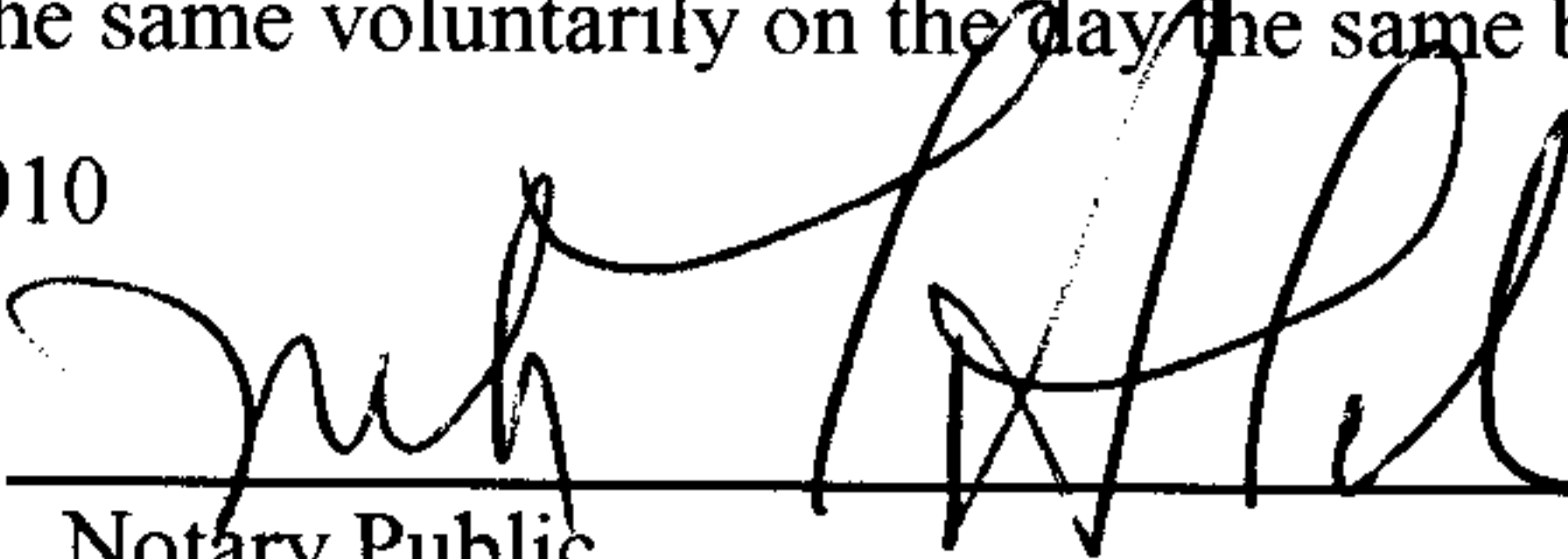
} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Sanford D. Hatton as Personal Representative of The Estate of Gregory D. Mann, deceased, Probate Case PR 2010-000141,in the Probate Office of Shelby County, Alabama 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April, 2010

My Commission Expires: 10-16-12



Notary Public

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

EXHIBIT A

Lot 37, according to map of Sterling Gate, Sector 3, Phase 3, as recorded in Map Book 29, Page 147, in the Probate Office of Shelby County, Alabama.

Being situated in Shelby County, Alabama.

24 MONTH CHAIN OF TITLE:

Instrument #2002121100062209, Warranty deed to Gregory D. Mann and Julie Mann;

Instrument #20060613000071770, Quit-claim deed from Julie Mann to Gregory D. Mann;

Letters of Administration issued in PR#2010-000141, in Probate Office of Shelby County, Alabama.


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Shelby County, AL 04/17/2012
State of Alabama
Deed Tax:\$6.50