

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

This instrument was prepared by:  
Cynthia Brothers  
2024 King Charles Place  
Alabaster, Alabama 35007

Send Tax Notice to:  
Cynthia Brothers  
390 Knightsbridge  
Alabaster, Alabama 35007

STATE OF ALABAMA  
COUNTY OF SHELBY

100,600

KNOW ALL MEN BY THESE PRESENTS,

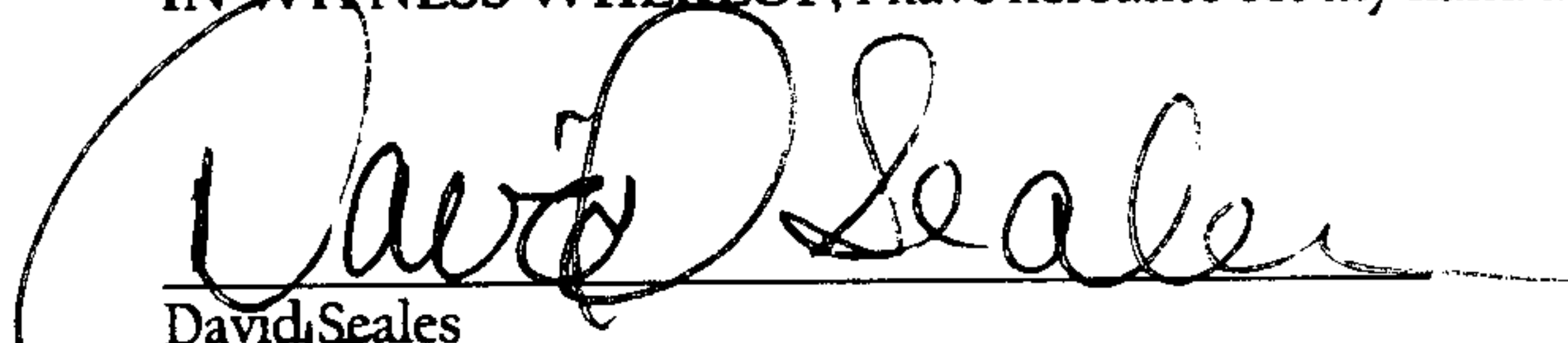
That in consideration of Ten dollars (10.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I/we David L. Seales, a married person (herein referred to as Grantor(s)) do, grant, bargain, sell and convey unto David L. Seales and Cynthia Brothers, father and daughter, (herein referred to as Grantee(s)), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

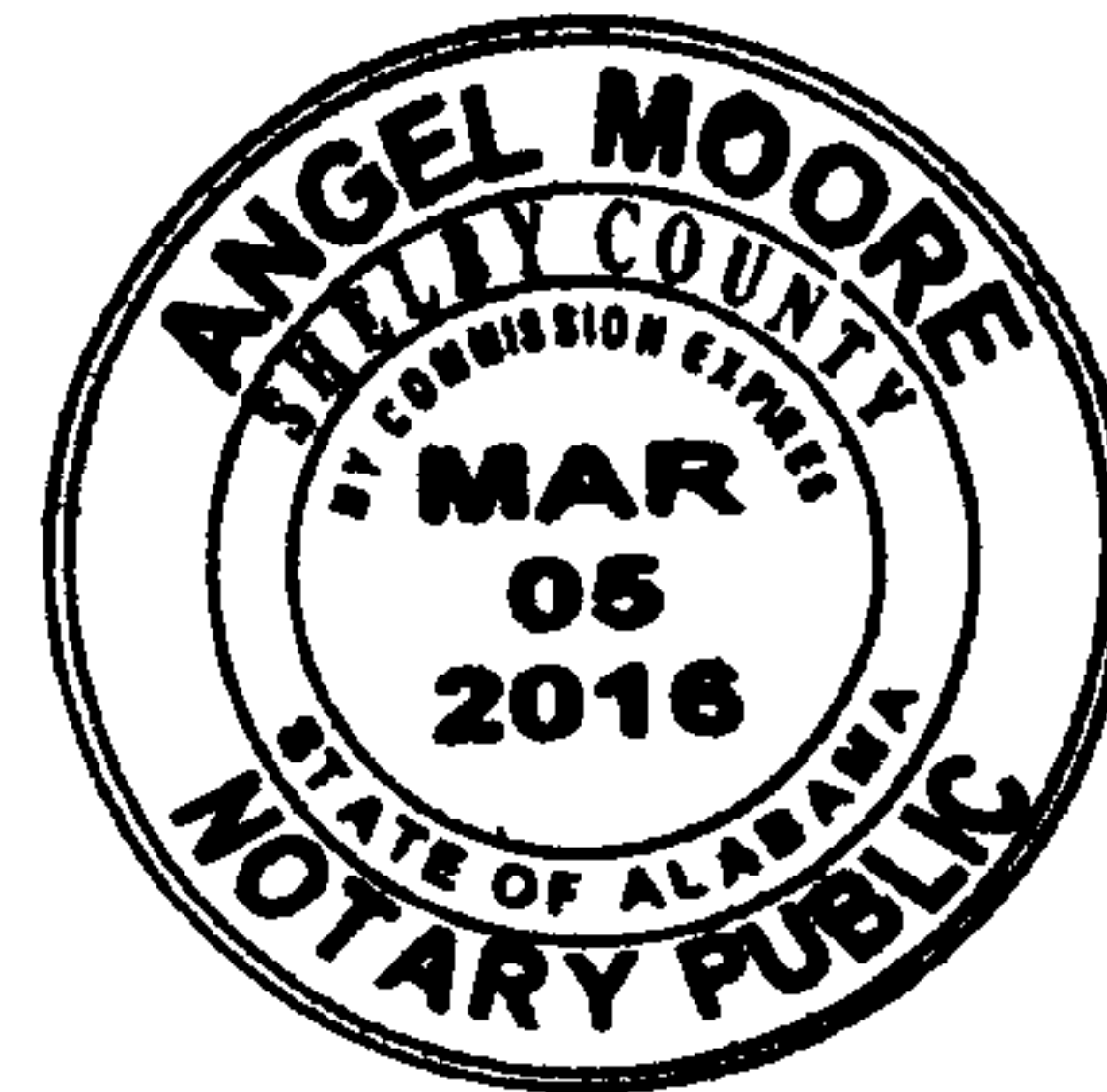
Lot 37, according to the map of Sterling Gate, Sector 3, Phase 3, as recorded in Map Book 29, Page 147, in the Probate Office of Shelby County, Alabama.

This is not the homestead of David L. Seales AND his spouse.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heir and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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, I have hereunto set my hand and seal, April 18, 2012.

  
David L. Seales



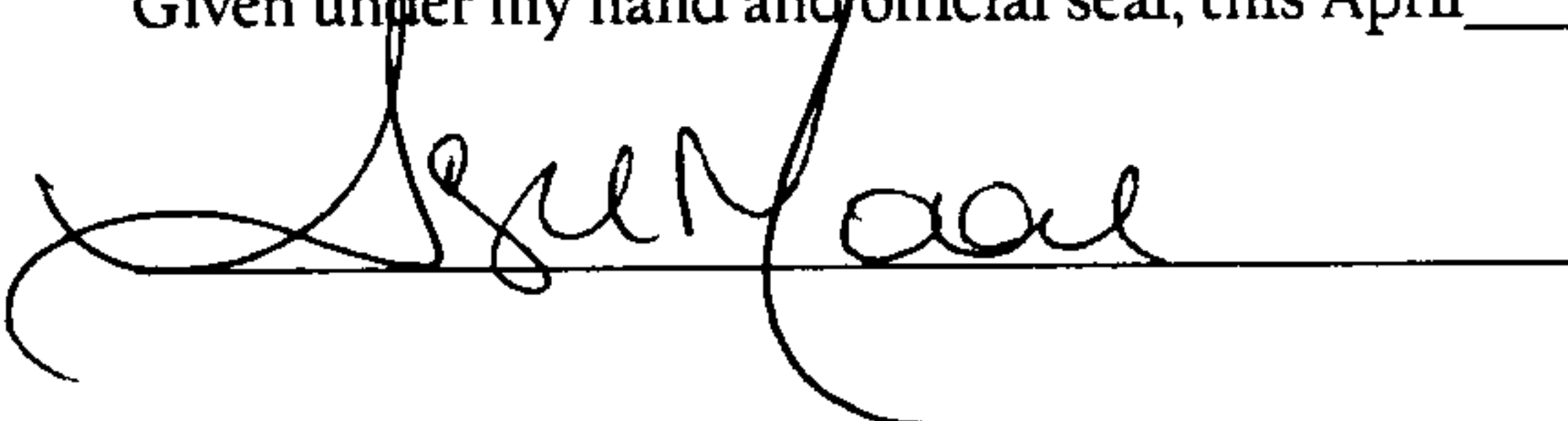
STATE OF ALABAMA  
COUNTY OF SHELBY

**General Acknowledgement**

I, Angel Moore, a Notary Public in and for said County in said State, hereby certify

that David L. Seales whose names are signed to the foregoing conveyance, and who are known to me, acknowledged 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 and official seal, this April 18<sup>th</sup>, 2012.

 My commission expires: 03/05/2016