


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**Locia S. Jones**

  
20150810000275390 1/4 \$115.00  
Shelby Cnty Judge of Probate, AL  
08/10/2015 10:34:17 AM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY EIGHT THOUSAND EIGHT HUNDRED SEVENTY DOLLARS AND ZERO CENT (\$88,870.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Imogene Seale, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Locia S. Jones (1/4 interest), Connie S. Denty (1/4 interest), Cecilia S. Hicks (1/4 interest), Jason Tate (1/8 interest) and Shelley Sudsberry (1/8 interest) (herein referred to as Grantee)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description

**SUBJECT TO:**

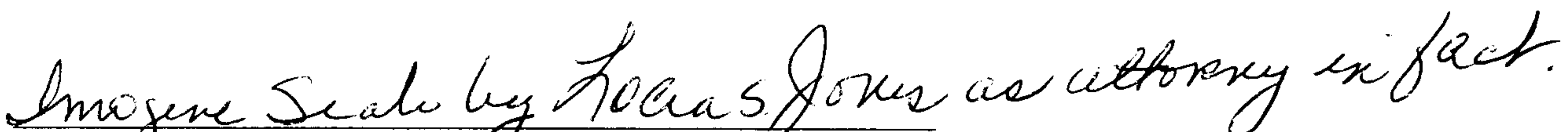
1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.
3. Constitutes no part of the Grantors homestead.

***Grantor herein is the surviving grantee in Real Book 147, Page 540. The other grantee, Clayton R. Seal is deceased, having died on September 13, 2014. Grantees herein are all the heirs of law of Clayton R. Seale.***

**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 the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 5<sup>th</sup> day of August, 2015.

  
**Imogene Seale**

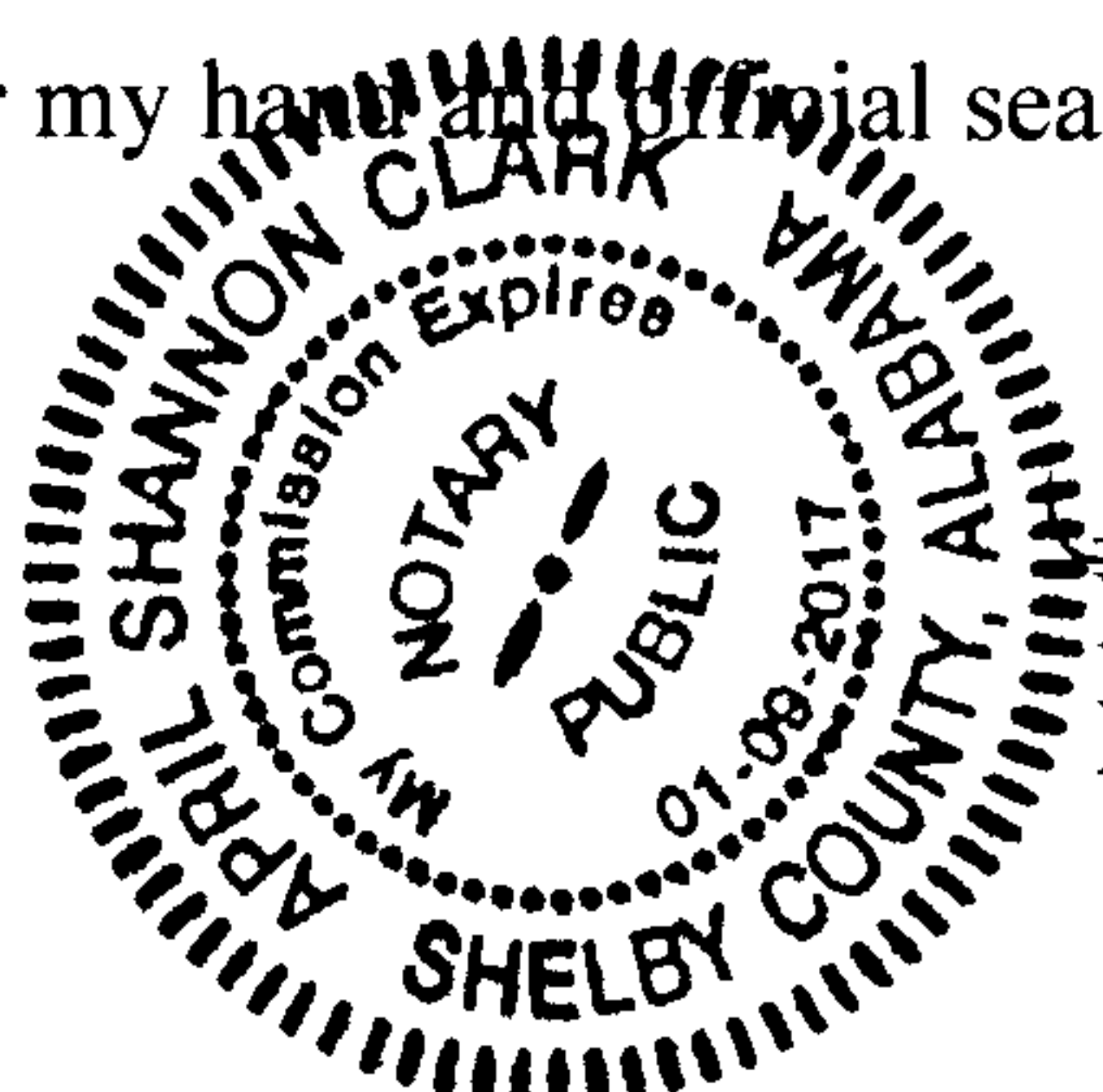
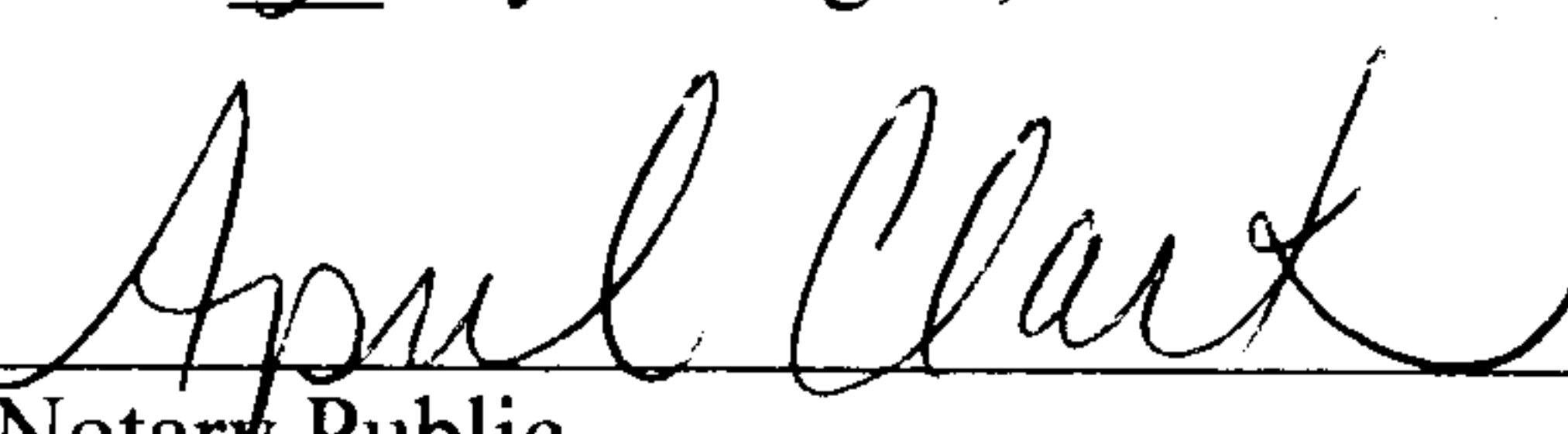
**By: Locia S. Jones**  
**As Attorney in Fact**

Shelby County, AL 08/10/2015  
State of Alabama  
Deed Tax: \$89.00

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Imogene Seale, by Locia S. Jones, as Attorney in Fact**, whose names are 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, they executed the same voluntarily on the day the same bears date.

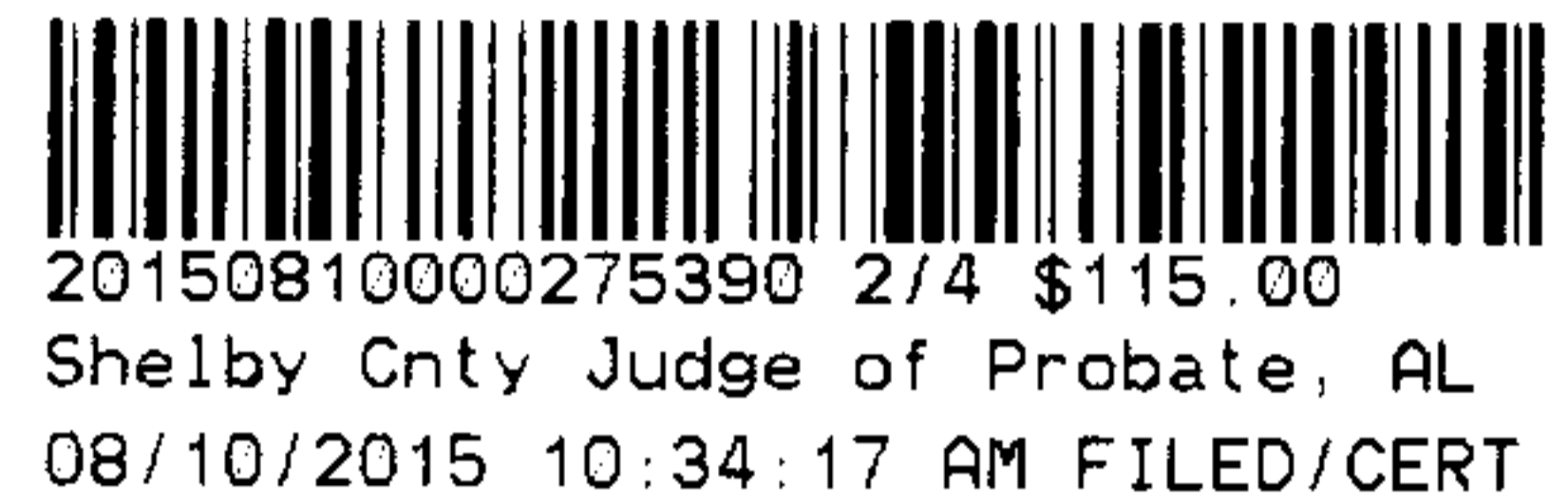
Given under my hand and official seal this 5<sup>th</sup> day of August, 2015.

  
  
Notary Public  
My Commission Expires: 1-9-2017

## Exhibit “A” Legal Description

Begin at Southwest corner of Fraction L, Section 21, Township 22, Range 1 West, thence North 84 degrees 30 minutes East 1469.3 feet to center of Shelby and Prospect degrees East 101.2 feet, thence North 8 degrees 45 minutes East along said road 833.5 feet, thence North 20 degrees 15 minutes East 381.3 feet, thence South 83 degrees 30 minutes West 551.3 feet to West boundary line of Fraction G, thence South 3 degrees 45 minutes East 182 feet to Southwest corner of Fraction G, thence South 87 degrees 30 minutes West 1317 feet to Northwest corner of Fraction L, thence South along West Boundary line of Fraction L to point of beginning. Said land lying and being in Fraction G, K and L, Section 21, Township 22, Range 1 West.

Begin at the SW corner of Fraction “G” at Section 21, Township 22 South, Range 1 West thence turn an angle right of 5°35’16” from the West line of said Fraction “G” and run Northeasterly along a fence for 190.47 feet; thence an angle of 100°23’35” left run Southwesterly 50.83 feet; thence 79°36’25” left run Southerly 185.02 feet to a fence on the South line of Fractional Section “F”; thence 94°15’16” left run 50.14 feet to the Point of Beginning.



STATE OF ALABAMA  
COUNTY OF SHELBY

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That I, IMOGENE SEALE, of the community of Calera, County of Shelby, State of Alabama, have made constituted and appointed, and by these presents do make, constitute, and appoint my daughters, Locia Jones and/or Connie S. Denty, of Columbiana and Shelby, respectively, County of Shelby, State of Alabama, my true and lawful attorney for me and in my name, place and stead, and for my use and benefit, to ask, demand, sue for, recover, collect and receive all sums of money, debts, accounts, legacies, bequests, interests, dividends, annuities, and demands whatsoever as are now or shall hereafter become due, owing, payable or belonging to me, and have, use and take all lawful ways and means in my name or otherwise for the recovery thereof, by attachment, arrests, distress or otherwise, and compromise and agree for the same, or other discharges for the same, for me, and in my name, to make, seal, and deliver; to bargain, contract, agree for, purchase, receive, and take lands, tenements, hereditaments and accept the seizure and possession of all lands and all deeds and assurances, in the law therefore, and to lease, let, demise, bargain, sell, remise, release, convey, mortgage, and hypothecate lands, tenements, hereditaments, upon such terms and conditions, and under such covenants, as they shall think fit; also to bargain and agree for, buy, sell, mortgage, hypothecate, and in any manner deal in and with goods, wares, and merchandise, choses in action other property in possession or in any action, and to make, do, and transact all and every kind of business of whatsoever nature or kind, and also for me and in my name, and as my act and deed, to sign, execute, deliver and acknowledge such deeds, leases and assignments of leases, covenants, indentures, agreements, mortgages, bills of lading, bills, bonds, notes, receipts, evidences of debt, releases, and satisfactions of mortgages, judgments and other debts, and such instruments in writing of whatever kind as may become necessary or proper in the premises.

This Power of Attorney shall not be affected by disability, incompetence, or incapacity of the principal Imogene Seale, it being the intent of the principal to form a Durable power of attorney.

Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might do if personally present, with full power of substitution or revocation hereby ratifying and confirming that my said attorney, or their substitutes, shall lawfully do or cause to be done by these presents.


I hereby further nominate my daughters, Locia Jones and/or Connie S. Denty, to be appointed by the Court as my guardian, curator, or other fiduciary, should such an appointment become necessary.

This Power of Attorney shall remain in effect until revoked by me in writing and said revocation is recorded in the Office of the Probate Judge of Shelby County, Alabama. This document hereby expressly revokes any previous Power of Attorney executed by me, regardless of requirements or revocation contained therein.

Witness my hand this the 8 day of November, 2010.

  
Imogene Seale


Witnesses: \_\_\_\_\_  
\_\_\_\_\_

  
20150810000275390 3/4 \$115.00  
Shelby Cnty Judge of Probate, AL  
08/10/2015 10:34:17 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that Imogene Seale, whose name is signed to the foregoing Power of Attorney, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the said Power of Attorney, she executed the same and delivered the same voluntarily on the day the same bears date.

Given under my hand and seal this 8 day of November, 2010.

  
Notary Public

My commission expires: 10-6-2012

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name

Mailing Address

Property Address

Grantee's Name

Mailing Address

Date of Sale

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

Lelia S Jones 1/4

Connie S. Denty 1/4

Cecelia S. Hicks 1/4

Jason Tate 1/8 Shelley Sudsbery 1/8

P.O. Box 1542

Columbiana AL

35051

8-5-2015

\$88,870.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale

Sales Contract

Closing Statement

Appraisal

Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/5/15

Print

Lelia S. Jones

Unattested

AL

(verified by)

Sign

Lelia S. Jones

(Grantor/Grantee/Owner/Agent) circle one



20150810000275390 4/4 \$115.00  
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