

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:

R. F. (Ben) Stewart, III
Dempsey, Steed, Stewart, Ritchey & Gaché, LLP
1401 Providence Park Drive, Suite 250
Birmingham, Alabama 35242

Send Tax Notice To:

Bobby J. Seales and Diane B. Seales, Trustees
P. O. Box 89
labaster, AL 35007



20170314000085530 1/3 \$141.00
Shelby Cnty Judge of Probate, AL
03/14/2017 10:00:55 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHTEEN THOUSAND NINE HUNDRED TWENTY AND NO/100 DOLLARS (\$118,920.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

BOBBY JOE SEALES AND WIFE, DIANE SEALES,

(herein referred to as "Grantor"), grant, bargain, sell and convey unto

BOBBY JOE SEALES AND DIANE B. SEALES, TRUSTEES OR THEIR SUCCESSORS IN INTEREST, OF THE SEALES LIVING TRUST DATED FEBRUARY 2, 2017, AND ANY AMENDMENTS THERETO,

(herein referred to as "Grantee"), all their interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 1

Beginning at the Northeast corner of the C.K. Roach property as described in that certain deed recorded in Deed Book 116, page 484, in the office of the Judge of Probate, Shelby County, Alabama; thence run South 2 deg. 15 min. East according to said deed along the East boundary line of said C.K. Roach property, a distance of 663 feet according to said deed to a point; thence turn an angle of 90 deg. to the left and run Easterly a distance of 15.0 feet to a point; thence turn angle of 90 deg. to the left and run parallel to the said East boundary line of C.K. Roach property, a distance of 660.7 feet, more or less, to the point of intersection with the old Birmingham-Montgomery Highway (now known as Ozley Road and/or Shelby County Road #340) as referred to in said deed; thence run in a Westerly direction along said road a distance of 15.2 feet, more or less, to the point of beginning.

Said parcel of land is lying-in-the SE 1/4 of SE 1/4, Section 7 Township 21 South, Range 2 West and the NE 1/4 of NE. 1/4, Section 18, Township 21 South, Range 2 West, and contains 0.23 acres.

Except right-of-way and easements of record.

Shelby County, AL 03/14/2017
State of Alabama
Deed Tax: \$119.00

PARCEL 2

Commencing at the SW corner of the SE 1/4 of SE 1/4 of Section 7, Township 21 South, Range 2 West for point of beginning and run North 2 deg. 15 min. West along West boundary line of said SE 1/4 of SE 1/4, Section 7, 452 feet to point of intersection with the Old Birmingham-Montgomery Highway (now known as Ozley Road and/or Shelby County Road #340); thence East 6 deg. 15 min. South along South boundary line of said highway 211.2 feet; thence South 2 deg. 15 min. East and parallel to West boundary line of SE 1/4 of SE 1/4 of Section 7, 663 feet to a point which is 234 feet South of the South boundary line of SE 1/4 of SE 1/4 of said Section 7; thence West 2 deg. 45 min. North 210.4 feet to a point of

intersection with West boundary line of NE 1/4 of NE 1/4 of Section 18, Township 21 South, Range 2 West; thence North 2 deg. 15 min. West along West boundary line of NE 1/4 of NE 1/4 of said Section 18, 234 feet to the point of beginning, and containing 3.2 acres, more or less, lying and being in SE 1/4 of SE 1/4 of Section 7, and NE 1/4 of NE 1/4 of Section 18, Township 21 South, Range 2 West.


Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I we do for myself and for my heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE**, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand and seal, this 9th day of March, 2017.


20170314000085530 2/3 \$141.00
Shelby Cnty Judge of Probate, AL
03/14/2017 10:00:55 AM FILED/CERT


BOBBY JOE SEALES, Grantor


DIANE SEALES, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Reuben Frank Stewart III, a Notary Public in and for said County, in said State, hereby certify that **Bobby Joe Seales and Diane Seales**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 9th day of March, 2017.




Notary Public

My Commission Expires: 12/17/18

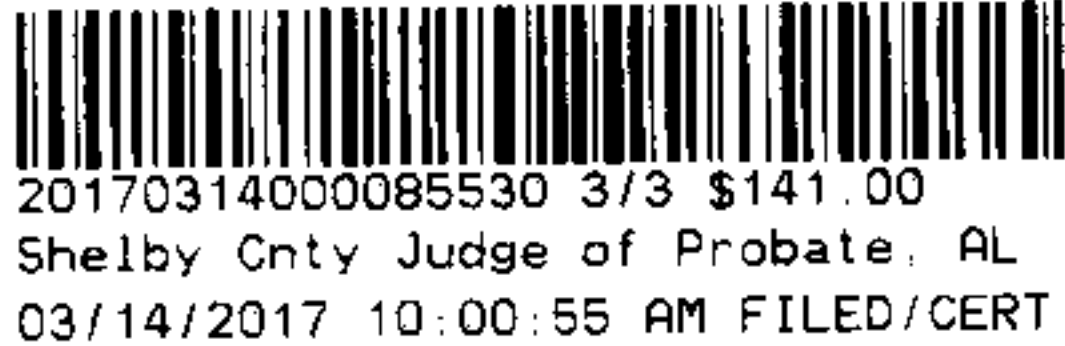
Real Estate Sales Validation Form

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

Grantor's Name Bobby Joe Seales and Diane
Mailing Address Seales
560 13th Street SW
Alabaster, AL 35007

Grantee's Name Bobby Joe Seales and Diane B. Seales,
Mailing Address Trustees of the Seales Living Trust
560 13th Street SW
Alabaster, AL 35007

Property Address Parcel No.:
22 3 07 0 000 008.000



Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 118,920

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor's Records
☐ Closing Statement

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 or 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 _____

Print Ben Stewart

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1