

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

Alabaster, AL 35007



20170314000085540 1/3 \$231.50  
Shelby Cnty Judge of Probate, AL  
03/14/2017 10:00:56 AM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

)

)

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TWO HUNDRED NINE THOUSAND NINETY AND NO/100 DOLLARS (\$209,090.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**DIANE BRANDENBERG SEALES AND HUSBAND, BOBBY JOE 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:

**Lot #1 and #2, in Block 1, of the Third Sector of Fall Acres Subdivision, situated in the S.E. ¼ of the N.E. ¼ of Section 3, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama. This is recorded in the Probate Office of Shelby County, Alabama in Map Book 5, Page 79.**

**Subject to restrictions as follows:**

"All lots are for residential purposes only, and dwellings shall have a minimum of 1,400 square feet in the main body of the house. No structures of a temporary nature, such as trailers, tents, shacks, basements, garages, or other outbuildings shall be used as a residence either temporarily or permanently," and this covenant shall attach to and run with the land.

**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.***

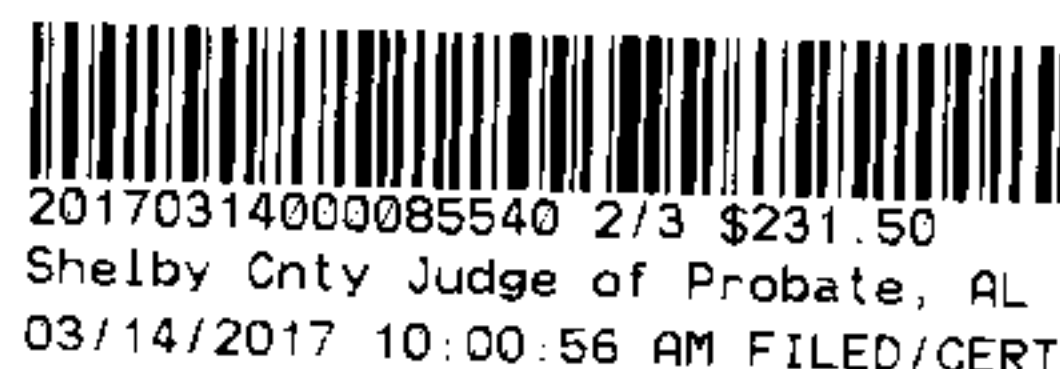
Shelby County, AL 03/14/2017  
State of Alabama  
Deed Tax: \$209.50

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 9<sup>th</sup> day of March , 2017.

*Diane Brandenburg Seales*  
DIANE BRANDENBERG SEALES, Grantor

*Bobby Joe Seales*  
BOBBY JOE SEALES, Grantor



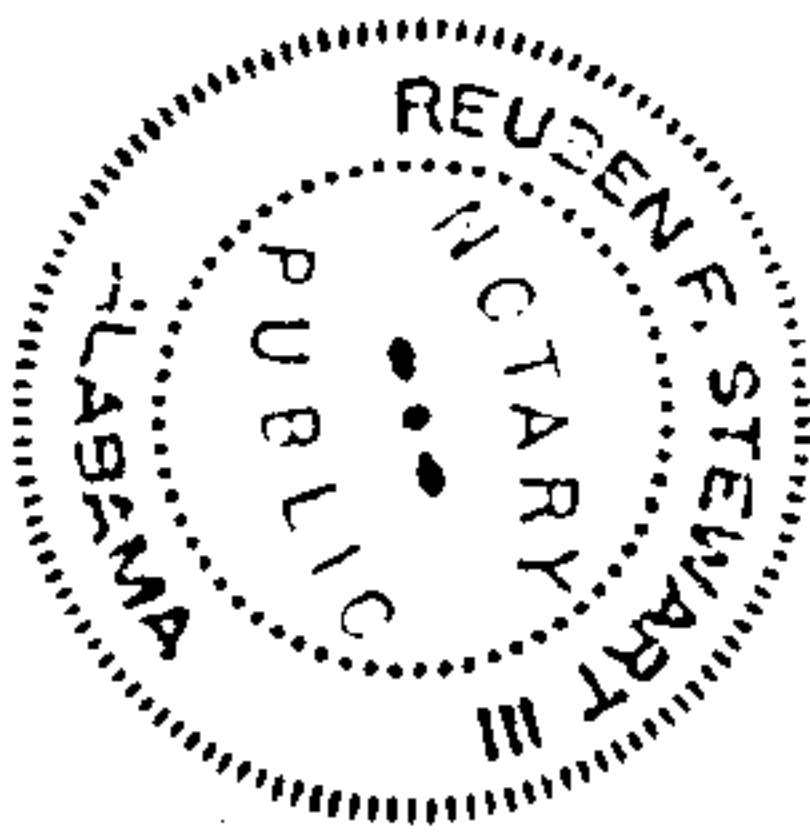
STATE OF ALABAMA     )  
SHELBY COUNTY        )

**GENERAL ACKNOWLEDGEMENT:**

I, Reuben Frank Stewart III, a Notary Public in and for said County, in said State, hereby certify that **Diane Brandenburg Seales and Bobby Joe 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 9<sup>th</sup> day of March, 2017.

*Reuben Frank Stewart III*  
Notary Public  
My Commission Expires: 12/17/18



# Real Estate Sales Validation Form

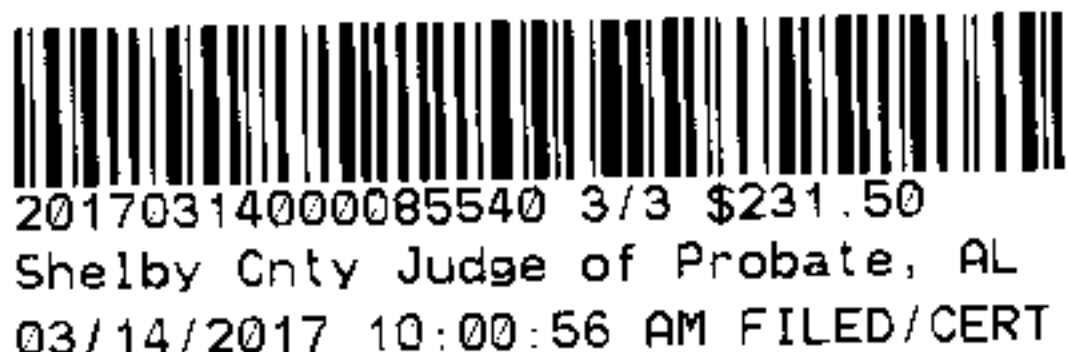
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Diane Brandenburg Seales and  
Mailing Address Bobby Joe 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.:  
23 2 03 1 002 025.000

Date of Sale  
Total Purchase Price \$



or  
Actual Value \$

or  
Assessor's Market Value \$ 209,090

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 Tax Assessor's Records

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

REN STEWART

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1