

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-18-24668

Send Tax Notice To: Linda R. Roberson
25550 Highway 25
Wilsonville, AL 35186

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Twenty Five Thousand Dollars and No Cents (\$325,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Donald O. Seale, a married man and The Estate of Larry Lamar Seale, PR-2018-000318**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Linda R. Roberson**, (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

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Donald O. Seale and Larry Lamar Seale are the surviving heirs at law of Grover O'Neal Seale, having died on February 14, 2018.

Property constitutes no part of the homestead of the Grantors herein or their or his spouse.

\$160,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of May, 2018.


Donald O. Seale

THE ESTATE OF LARRY LAMAR SEALE,
PR-2018-000318


By Joanna Dill Seale
Personal Representative

Shelby County, AL 06/01/2018
State of Alabama
Deed Tax: \$325.00

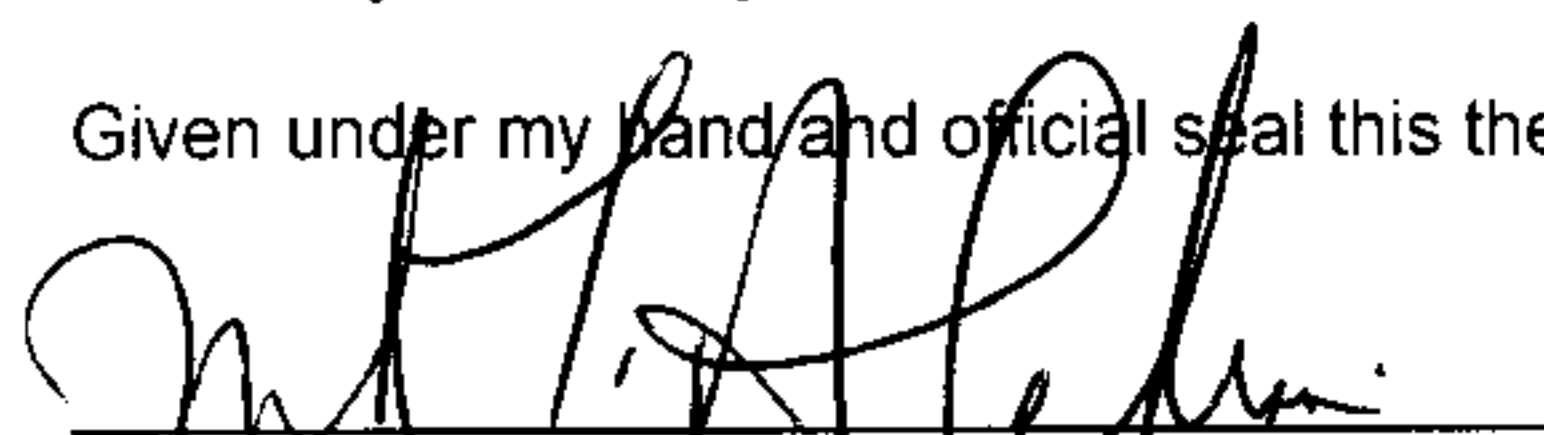

20180601000193390 1/3 \$346.00
Shelby Cnty Judge of Probate: AL
06/01/2018 02:14:40 PM FILED/CERT

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Donald O. Seale and Joanna Dill Seale as Personal Representative of The Estate of Larry Lamar Seale, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of May, 2018.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 22, 2020

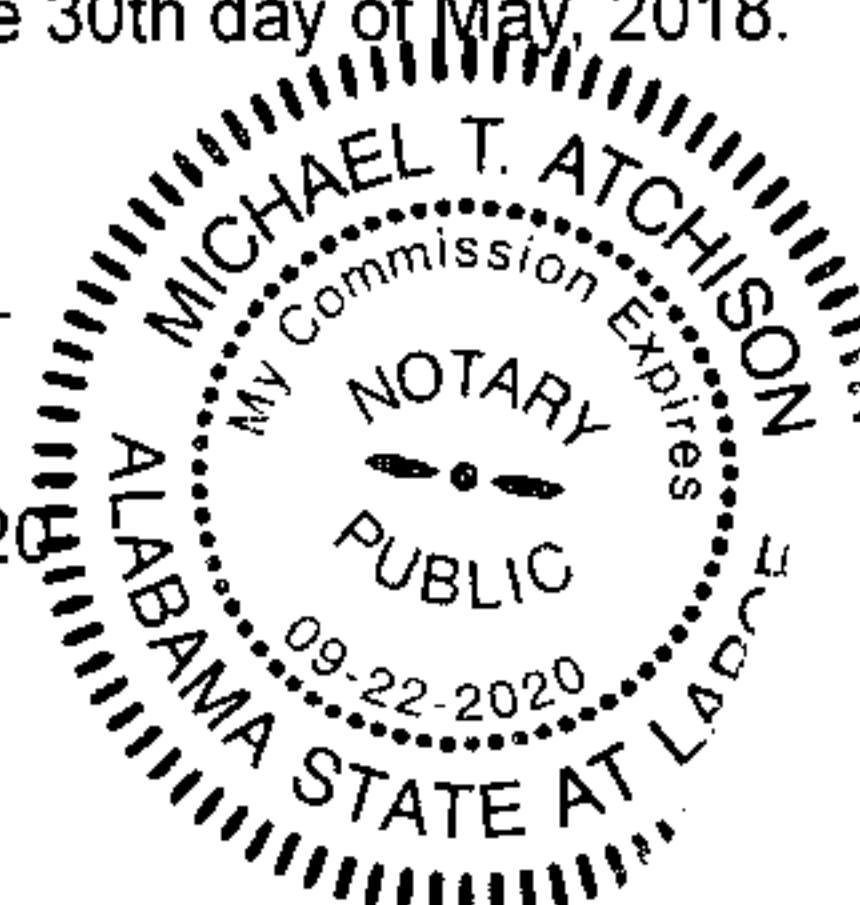


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the NW 1/4 of the NW 1/4 of Section 8, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 8, Township 21 South, Range 1 East; thence run Northerly along the West line thereof 181.50 feet; thence 86 degrees 50 minutes 00 seconds right and run 163.00 feet; thence 34 degrees 40 minutes 00 seconds right and run 133.00 feet; thence 8 degrees 45 minutes 00 seconds left and run 129.20 feet to the point of beginning; thence continue last course 263.19 feet to the Northerly right of way of Southern Railway Railroad; thence 46 degrees 39 minutes 06 seconds left run along said right of way a chord distance of 37.74 feet; thence 72 degrees 54 minutes 05 seconds left from chord run 893.18 feet to the Southerly right of way of Alabama State Highway; thence 92 degrees 34 minutes 46 seconds left run 234.14 feet; thence 85 degrees 35 minutes 28 seconds left run 766.93 feet to the point of beginning. Being situated in Shelby County, Alabama



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Real Estate Sales Validation Form

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

Grantor's Name Donald O. Seale X
The Estate of Larry Lamar Seale,
PR-2018-000318

Mailing Address 25550 Hwy 25
Wilsonville AL 35186

Property Address 25550 Highway 25
Wilsonville, AL 35186

Grantee's Name Linda R. Roberson

Mailing Address 25550 Hwy 25
Wilsonville AL 35186

Date of Sale May 30, 2018
Total Purchase Price \$325,000.00

or

Actual Value _____

or

Assessor's Market Value _____

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
☐ 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 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 May 30, 2018

Print Donald O. Seale

Unattested

MTA

(verified by)

Sign Donald O Seale
(Grantor/Grantee/Owner/Agent) circle one



20180601000193390 3/3 \$346.00
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Form RT-1