

**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:  
**William T. Seale**  
P O Box 26  
Westover, AL 35185

**WARRANTY DEED**

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

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FIFTEEN THOUSAND NINE HUNDRED SIXTY DOLLARS AND ZERO CENTS (\$15,96.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Mary B. Seale, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **William T. Seale (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Legal Exhibit A*

**SUBJECT TO:**

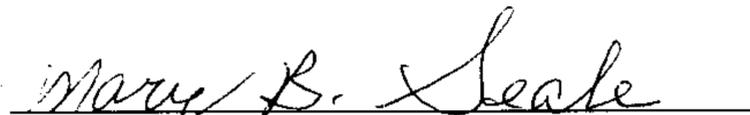
1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

Grantor herein is the surviving Grantee in Deed Book 317 Page 386 and in Deed Book 316 Page 67. The other Grantee Clarence R. Seale, Jr. having died in 2003.

**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 11<sup>th</sup> day of September, 2018.

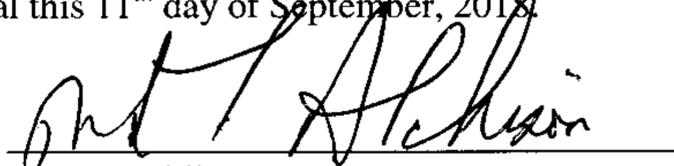
  
\_\_\_\_\_  
**Mary B. Seale**

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

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mary B. Seale**, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of September, 2018.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

  
20180911000326150 1/4 \$40.00  
Shelby Cnty Judge of Probate, AL  
09/11/2018 11:06:28 AM FILED/CERT

Shelby County, AL 09/11/2018  
State of Alabama  
Deed Tax: \$16.00

Commence at the SE corner of SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 4, Township 20 South, Range 1 East; thence run North along East line of said quarter-quarter section a distance of 635 feet; thence run West and parallel with the South line of said quarter-quarter section a distance of 290.94 feet to the point of beginning of the parcel herein described; thence continue West, parallel with the South line of said quarter-quarter section, a distance of 400.00 feet; thence run North, parallel with the East line of said quarter-quarter section a distance of 220 feet to a point which is 855 feet North of the South line of said quarter-quarter section; thence run East, parallel with the South line of said quarter-quarter section, a distance of 400 feet; thence run South, parallel with the East line of said quarter-quarter section, a distance of 220 feet to the point of beginning, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated July 29, 1974.

Also, an easement for a driveway or roadway, and for public utility lines, of an equal width of 20 feet over and across the following described property:

Begin at the NW corner of the above described parcel, said NW corner of said above described parcel being the point of beginning; thence run South, along the West line of said above described parcel, a distance of 20 feet; thence run West, parallel with the South line of said quarter-quarter section a distance of 584 feet to a point on the East right of way line of Shelby County Highway 55, said point being 835 feet North of the South line of said quarter-quarter section; thence run North, along the East right of way line of said highway, a distance of 20 feet, more or less, to a point which is 855 feet North of the South line of said quarter-quarter section; thence run East, parallel with the South line of said quarter-quarter section, a distance of 584 feet to the point of beginning,

said easement to provide ingress and egress to and from said Highway 55 (being also known as Westover Road) and the above described parcel.

Subject to easements and rights of way of record, and subject to an easement for a driveway or roadway, and for public utility lines, of an equal width of 20 feet over and across the North 20 feet of said property, said easement reserved being to provide ingress and egress to and from said Highway 55 (being also known as the Westover Road) and other property lying to the East thereof, it being agreed and understood that the Grantees herein and their successors in title shall not have the right to obstruct said driveway or roadway, or easement by fence or otherwise.

Commence at the SE corner of SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 4, Township 20 South, Range 1 East; thence run North along East line of said quarter-quarter section a distance of 635 feet; thence run West and parallel with the South line of said quarter-quarter section a distance of 90.94 feet to the point of beginning of the parcel herein described; thence continue West, parallel with the South line of said quarter-quarter section a distance of 200.00 feet; thence run North parallel with the East line of said quarter-quarter section a distance of 220 feet to a point which is 855 feet North of the South line of said quarter-quarter section; thence run East, parallel with the South line of said quarter-quarter section, a distance of 200 feet; thence run South, parallel with the East line of said quarter-quarter section, a distance of 220 feet to the point of beginning, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated July 29, 1974.

Also, an easement for a driveway or roadway, and for public utility lines, of an equal width of 20 feet over and across the following described property:

Begin at the NW corner of the above described parcel, said NW corner of said above described parcel being the point of beginning; thence run South, along the West line of said above described parcel, a distance of 20 feet; thence run West, parallel with the South line of said quarter-quarter section, a distance of 984 feet to a point on the East right of way line of Shelby County Highway 55, said point being 835 feet North of the South line of said quarter-quarter section; thence run North, along the East right of way line of said highway a distance of 20 feet, more or less, to a point which is 855 feet North of the South line of said quarter-quarter section; thence run East, parallel with the South line of said quarter-quarter section a distance of 984 feet to the point of beginning,

said easement to provide ingress and egress to and from said Highway 55 (being also known as Westover Road) and the above described parcel.

Subject to easements and rights of way of record, and subject to an easement for a driveway or road and for public utility lines, of an equal width of 20 feet over and across the North 20 feet of said property, said easement reserved being to provide ingress and egress to and from said Highway 55 (being also known as the Westover Road) other property lying to the East thereof, it being agreed and understood that the Grantees herein and their successors in title shall not have the right to obstruct said driveway, roadway, or easement by fence or otherwise.



Commence at the SE corner of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 4, Township 20 South, Range 1 East and thence run North along the East line of said quarter-quarter section a distance of 635 feet to the point of beginning of the parcel herein described; thence run West and parallel with the South line of said quarter-quarter section a distance of 90.94 feet; thence run North, parallel with the East line of said quarter-quarter section, a distance of 220 feet to a point which is 855 feet North of the South line of said quarter-quarter section; thence run East, parallel with the South line of said quarter-quarter section, a distance of 90.94 feet to a point on the East line of said quarter-quarter section; thence run South, along the East line of said quarter-quarter section, a distance of 220 feet to the point of beginning, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated July 29, 1974.

Also, an easement for a driveway or roadway and for public utility lines, of an equal width of 20 feet over and across the following described property:

Begin at the NW corner of the above described parcel, said NW corner of said above described parcel being the point of beginning; thence run South, along the West line of said above described parcel, a distance of 20 feet; thence run West, parallel with the South line of said quarter-quarter section, a distance of 1,164 feet to a point on the East right of way line of Shelby County Highway 55, said point being 815 feet North of the South line of said quarter-quarter section; thence run North, along the East right of way line of said highway, a distance of 20 feet, more or less, to a point which is 855 feet North of the South line of said quarter-quarter section; thence run East, parallel with the South line of said quarter-quarter section, a distance of 1,164 feet to the point of beginning,

said easement to provide ingress and egress to and from said Highway 55 (being also known as Westover Road) and the above described parcel.

Subject to easements and rights of way of record, and subject to an easement for a driveway or roadway, and for public utility lines, of an equal width of 16 feet over and across the North 16 feet of said property, said easement reserved being to provide ingress and egress to and from said Highway 55 (being also known as the Westover Road) and other property lying to the East thereof, it being agreed and understood that the Grantees herein and their successors in title shall not have the right to obstruct said driveway, roadway, or easement by fence or otherwise.



20180911000326150 3/4 \$40.00  
Shelby Cnty Judge of Probate, AL  
09/11/2018 11:06:28 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Mary B Seale  
Mailing Address 9101 Fulton Ave  
Tuscaloosa AL 35217

Grantee's Name William T. Seale  
Mailing Address P.O. Box 26  
Weston AL 35185

Property Address 255 Brookline Dr  
Wilsonville AL 35186

Date of Sale 9-11-18

Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 15,960<sup>000</sup>

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 Gift

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 9-11-18

Print Mary B. Seale

Unattested \_\_\_\_\_

Sign Mary B. Seale

verified by)

(Grantor/Grantee/Owner/Agent) circle one

