

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Stephen Mark Seale
687 Seale Road
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THREE HUNDRED FIFTY TWO THOUSAND THREE HUNDREDD AND NO/00 DOLLARS (\$352,300.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Stephen Mark Seale and wife, Paula D. Seale, Sarah J. Seale a Single woman**, (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Stephen Mark Seale and Paula D. Seale** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

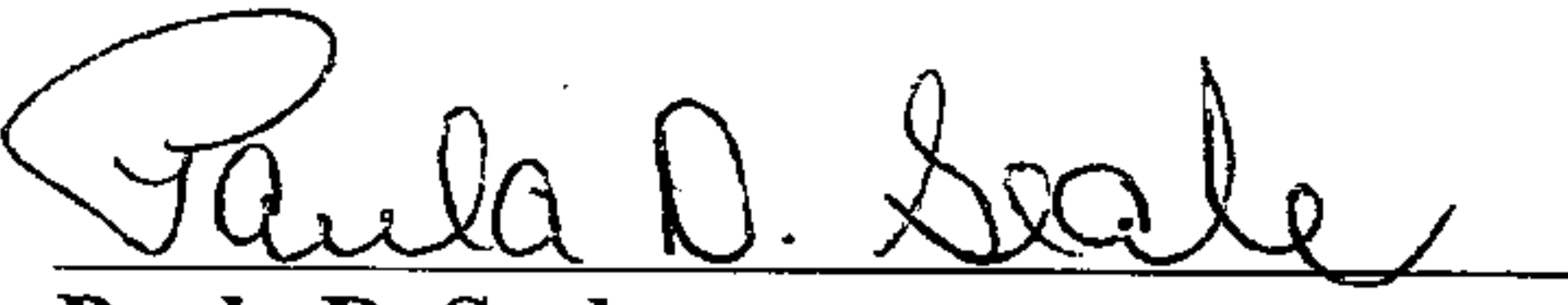
Grantor herein are the surviving heirs at law of **Edward Seale**. **Edward Seale** inherited property from his father **J. T. Seale** as owner in Deed Book 196, Page 287. **J. T. Seale** Estate Probated Shelby County 1962 Probate Record Book #14-216. **Edward Seale** aka **Robert Edward Seale** died intestate on 21st, February 1994 leaving a widow **Sara Bertie Seale** and sons, **Robert Ted Seale** and **Stephen Mark Seale**. **Sara Bertie Seale** died intestate on the 28th June 2016. **Robert Ted Seale** died intestate on 8th, June 2019, leaving no children and spouse, **Sarah J. Seale**.


TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 28th day of September, 2020.


Stephen Mark Seale


Paula D. Seale


Sarah J. 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 **Stephen Mark Seale, Paula D. Seale and Sarah J. Seale**, 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 29th day of September, 2020.



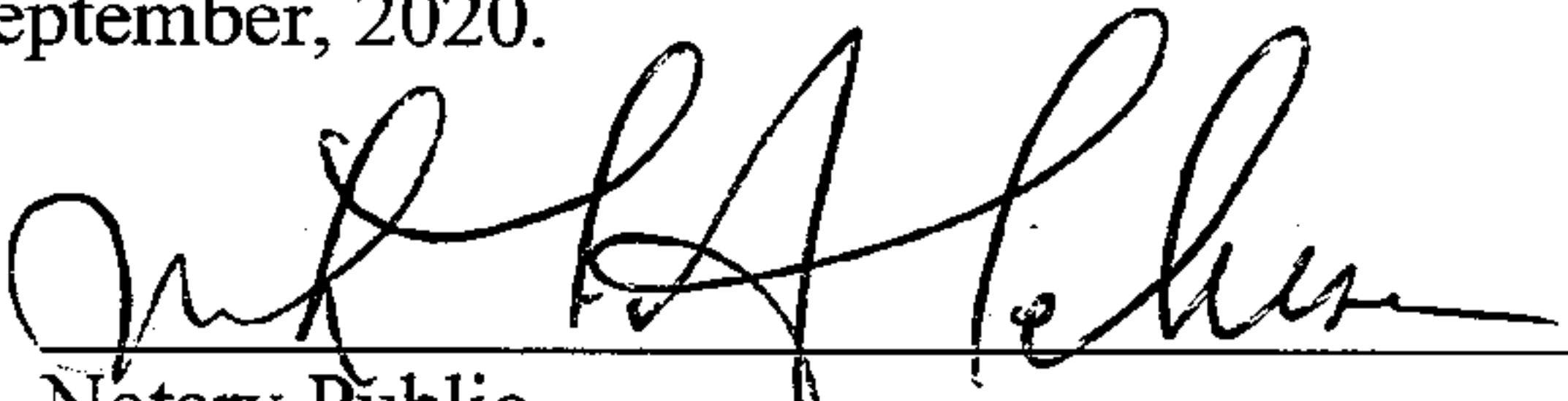

Notary Public
My Commission Expires: 09/01/2024

EXHIBIT A – LEGAL DESCRIPTION

The Southeast $\frac{1}{4}$ of Section 10, Township 24 Range 14 East, Shelby County, Alabama.

Also, Commence at the SE Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama; thence run N $87^{\circ}50'44''$ W a distance of 862.14' to the Point of Beginning; thence N $8^{\circ}01'04''$ W a distance of 238.47'; thence S $86^{\circ}26'49''$ W a distance of 229.74' to the centerline of SEALE ROAD; thence S $6^{\circ}18'09''$ W and along said centerline a distance of 195.84' to a point of a curve to the right having a central angle of $0^{\circ}54'57''$ a radius of 1710.07 and subtended by a chord bearing which bears S $9^{\circ}01'27''$ W and along said curve a distance of 27.23' to the end of said curve; thence S $87^{\circ}48'58''$ E and leaving said centerline a distance of 279.09' to the Point of Beginning. Containing 1 acre, more or less.

LESS AND EXCEPT any County Road rights-of-way

Real Estate Sales Validation Form

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

Grantor's Name Stephen Mark Seale
 Mailing Address Paula D Seale
Sarah J. Seale
687 Seale Rd
Columbiana AL
35051

Grantee's Name Stephen Mark Seale
 Mailing Address Paula D. Seale
687 Seale Rd
Columbiana AL
35051

Property Address 687 Seale Rd
Columbiana AL
35051

Date of Sale 9-18-20
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 352,300.00

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 Tax assessor's value

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 9-18-20

Print Paula D. Seale

☐ Unattested

Sign Paula D. Seale

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/29/2020 03:46:41 PM
 \$381.50 JESSICA
 20200929000440570

Alvin S. Boyd