



20230908000272080 1/4 \$238.00
 Shelby Cnty Judge of Probate, AL
 09/08/2023 11:38:34 AM FILED/CERT

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 HEREIN AND IN ANY PREVIOUSLY FILED DEEDS

This instrument was prepared by:
 R. F. (Ben) Stewart, III
 Shimoda Stewart, LLP
 1800 Providence Park, Suite 250
 Birmingham, Alabama 35226
 (205) 803-6724

Send Tax Notice To:
 Phillip D. Seales and Beverly Seales
 621 Forrest Hills Road
 Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA)
 SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we,

THOMAS E. SEALES and PHILLIP D. SEALES, Successor Trustees of the Charles E. Seales Living Trust dated October 1, 2001, and THOMAS E. SEALES and PHILLIP D. SEALES, Successor Trustees of the Martha E. Seales Living Trust dated October 1, 2001,

(Herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto

PHILLIP D. SEALES and BEVERLY SEALES, husband and wife,

(Herein referred to as Grantee, whether one or more), as joint tenants with rights of survivorship, all of its interests in the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the SW ¼ of NE ¼ of Section 36, Township 20 South, Range 3 West and more particularly described as follows:

Starting at the Southwest corner of the said SW ¼ of NE ¼, Section 36, Township 20 South, Range 3 West, known as the true corner which is 51 feet North of the previous used corner. Run northerly along West boundary line of the said SW ¼ of NE ¼ a distance of 452.0 feet to an iron marker, the point of beginning; thence continue along the said West boundary of the said SW ¼ of NE ¼ a distance of 183.0 feet to an iron marker at a fence thence run South 88 deg. 00 minutes East along the said fence to a point thence continue along the same line for a total distance of 589.7 feet to Northwest right-of-way of Highway 11, known as Simmsville Road; thence run Southwesterly along the said right-of-way of said road along a curve to the right and then to the left a distance of 270.8 feet to an iron marker on said right-of-way of said Highway 11, known as Simmsville Road, thence run North 88 degrees 00 minutes West a distance of 394.0 feet to the point of beginning.

Shelby County, AL 09/08/2023
 State of Alabama
 Deed Tax: \$203.00

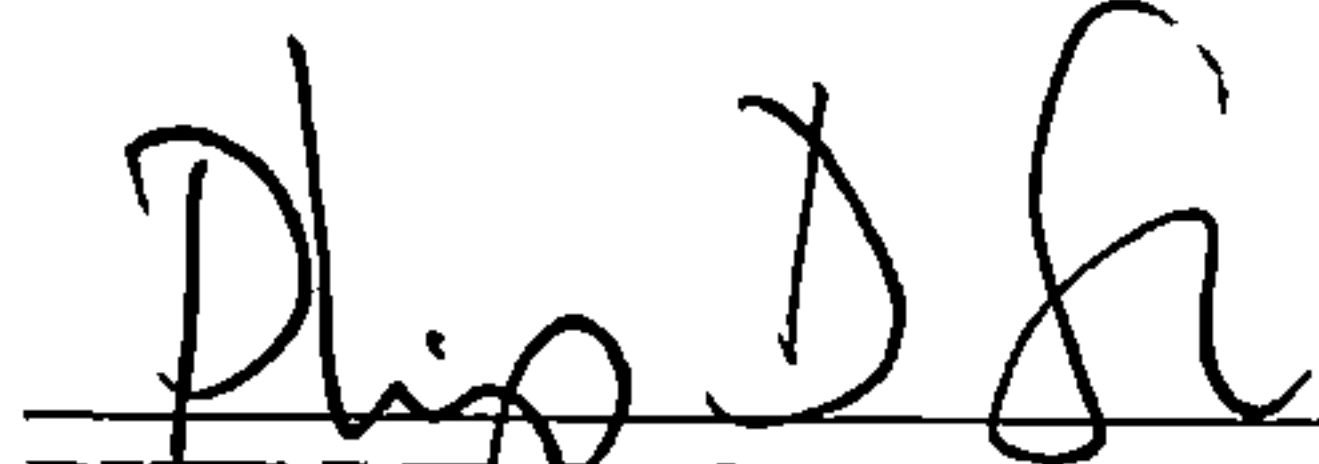
Said parcel of land lies in the said SW ¼ of NE ¼, Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and contains 2.1 acres.

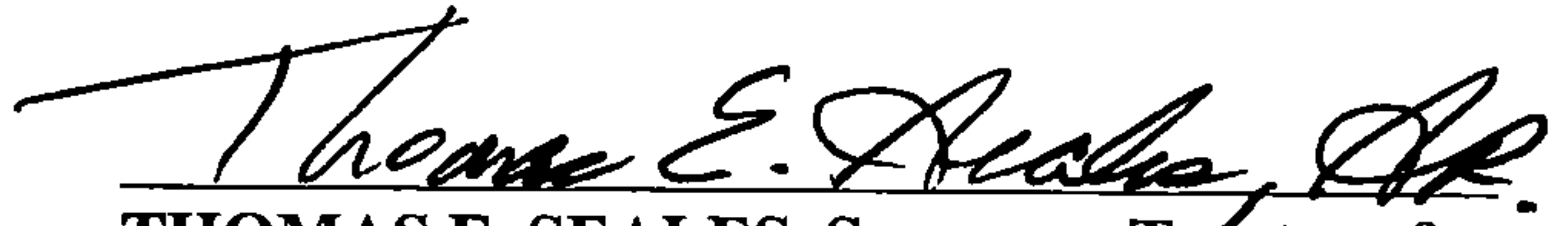
SUBJECT TO: Any and all restrictive covenants, reservations, easements, rights of way, prior reservations and conveyances of oil, gas and minerals, if any, of record in the Office of the Judge of Probate of said county.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion. The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 17th day of April, 2023.


THOMAS E. SEALES, Successor Trustee of
the Charles E. Seales Living Trust dated
October 1, 2001, Grantor


PHILLIP D. SEALES, Successor Trustee of
the Charles E. Seales Living Trust dated
October 1, 2001, Grantor


THOMAS E. SEALES, Successor Trustee of
the Martha E. Seales Living Trust dated
October 1, 2001, Grantor


PHILLIP D. SEALES, Successor Trustee of
the Martha E. Seales Living Trust dated
October 1, 2001, Grantor

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Lisa B. Colvert a Notary Public in and for said County, in said State, hereby certify that **Thomas E. Seales and Phillip D. Seales as Successor Trustees of the Charles E. Seales Living Trust dated October 1, 2001, and Thomas E. Seales and Phillip D. Seales as Successor Trustees of the Martha E. Seales Living Trust dated October 1, 2001**, 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 17 day of April, 2023.



Lisa B. Colvert
Notary Public
My Commission Expires: 1-10-2025

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name
Mailing Address

Charles Seales trust
585 Massey Rd
Alabaster

Grantee's Name
Mailing Address

Phillip & Beverly Seales
621 Forest Hills Rd
Alabaster AL

Property Address

1149/1165 Simmsville Rd
Alabaster AL
35007

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 202,810

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

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 9/8/2023

Unattested

(verified by)

Print

Sign

Phillip Seales
[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1