

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:

Commence at the NE corner of Section 2, Township 21 South, Range 3 West, run South 89 deg. West along North line of said 40 acres 771 feet to the West line of a paved sidewalk running along U.S. Highway 31, thence along the same South 107.3 feet to the SE corner of a lot known as the Corinthian Lodge lot, to the point of beginning; thence continue in the same direction South along said sidewalk 58.8 feet to the NE corner of the lot owned by L.C. Payne and wife; thence turn right and run westerly 98 feet along the North line of said Payne lot and parallel to the North line of lot being described herein to the East R.O.W. line of L&N Railroad; thence along same North 58.8 feet, more or less, to the SW corner of said Lodge lot; thence turn an angle of 89 deg. 30' to the right and run along the South line of said Lodge lot and in the Eastern direction 98 feet to the point of beginning. Same being situated in NE ¼ of the NE ¼ of Section 2, Township 21 South, Range 3 West, situated in Shelby County, Alabama.

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.

Shelby County, AL 09/08/2023
State of Alabama
Deed Tax: \$185.50



20230908000272090 2/4 \$220.50
Shelby Cnty Judge of Probate, AL
09/08/2023 11:38:35 AM FILED/CERT

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 *1st* day of April, 2023.



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



20230908000272090 4/4 \$220.50
Shelby Cnty Judge of Probate, AL
09/08/2023 11:38:35 AM FILED/CERT

Real Estate Sales Validation

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

Grantor's Name Charles Seales Trust
Mailing Address _____

Grantee's Name Phillip & Beverly Seales
Mailing Address _____

585 Massey Rd
ALABASTER, AL

621 Forest Hills Rd
Alabaster

Property Address 110 1st St S
Alabaster AL
35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or

~~Assessor's Market Value~~ \$ 185,430

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

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1