

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:  
Thomas E. Seales, Sr. & Carol D. Seales  
351 Massey Road  
Alabaster, Alabama 35007



20231005000298390 1/5 \$299.00  
Shelby Cnty Judge of Probate, AL  
10/05/2023 02:57:43 PM FILED/CERT

## 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, SR. and PHILLIP D. SEALES, constituting all of the Managing Members of Plaza Pines, LLC,**

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

**THOMAS E. SEALES, SR. and CAROL D. 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:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF**

**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.



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

Thomas E. Seales, Sr.  
**THOMAS E. SEALES, SR.,**  
**As Managing Member of Plaza Pines LLC,**  
Grantor

Phillip D. Seales  
**PHILLIP D. SEALES,**  
**As Managing Member of Plaza Pines LLC,**  
Grantor

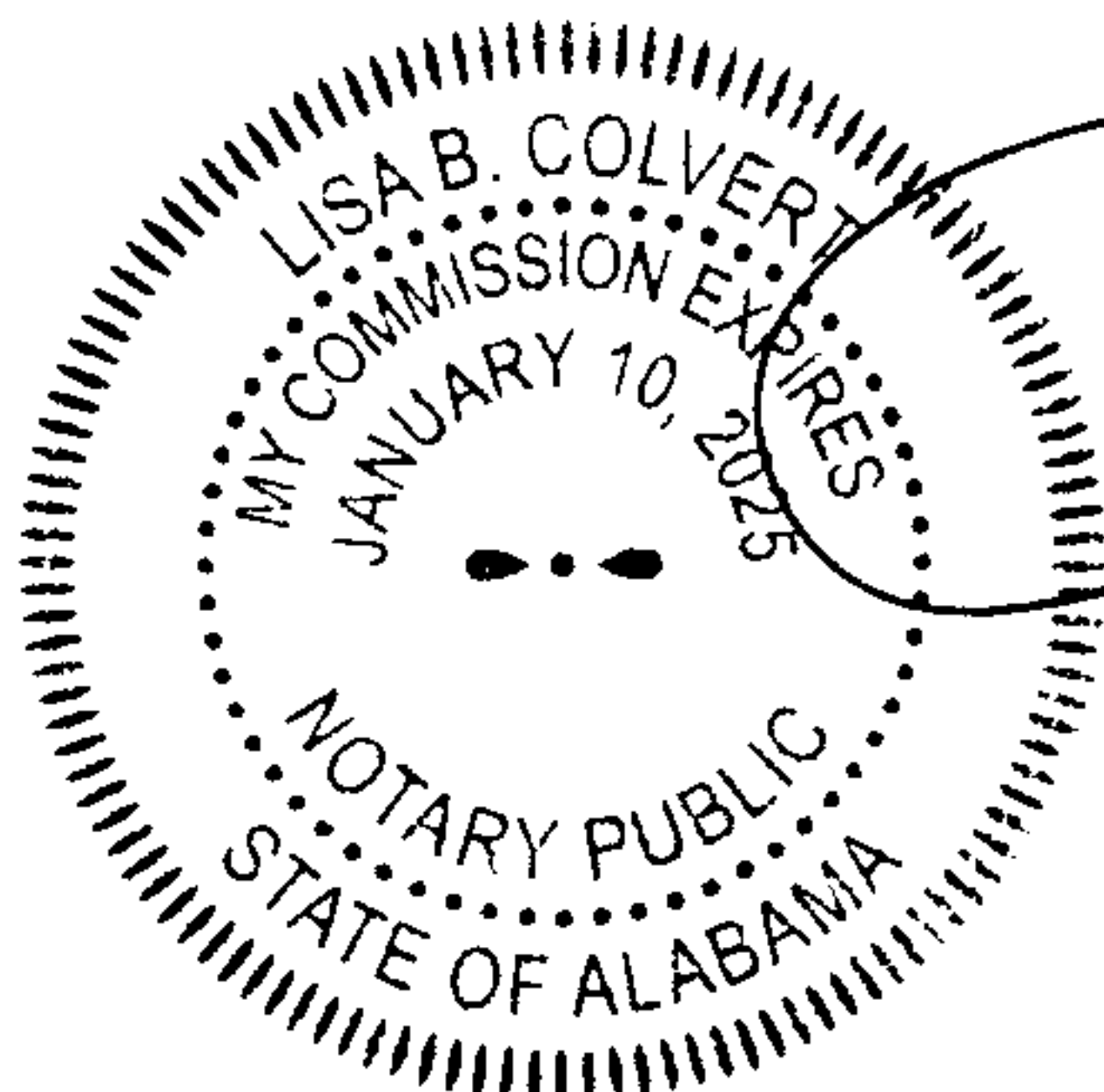
STATE OF ALABAMA)

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, SR. and PHILLIP D. SEALES, as Managing Members of Plaza Pines, LLC**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.


Given my hand and official seal this 17th day of April 2023.



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



## EXHIBIT "A"

  
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### PARCEL I

A parcel of land situated in the Southeast quarter of Southwest quarter Section 20, Township 22 South, Range 2 West described as follows:

Begin on the base line at the Southwest corner of said Southeast quarter of Southwest quarter Section 20, Township 22 South, Range 2 West. Run East along base line a distance of 132 feet to an iron pin; thence North 2 degrees East 182.9 feet to an iron pin on the South side of a public dirt road; thence Northwest along South side of public dirt road 144 feet to the West line of said quarter-quarter; thence South along west line of said quarter-quarter 245 feet to the point of beginning.

And

A parcel of land lying in the SW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$ ; and the NW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$ ; Sec. 20; T22S; R2W and more particularly described as follows:

Starting at the southeast corner of the said SW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$ ; Sec. 20; T22S; R2W which is the point of beginning run northerly along the east boundary line of said SW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$  a distance of 535.6 feet to an iron marker at the S.E. corner of the said NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ . Thence continue northerly along the same line a distance of 645.3 feet to an iron marker in a fence. Thence turn an angle of 87° -43' to the left and run westerly along said fence a distance of 556.8 feet to an iron marker in said fence. Thence turn an angle of 91° -39' to the left and run southerly a distance of 798.4 feet to a point in the centerline of a chert road. Thence turn an angle of 68° -44' to the left and run southeasterly, along said centerline of said chert road a distance of 398.7 feet to an intersection of two chert roads. Thence turn an angle of 122° -37' to the right and run southwesterly a distance of 467.9 feet to a point on the south boundary line of said Sec. 20; T22S; R2W. Thence turn an angle of 146° -11' to the left and run easterly, along said south boundary of said Sec. 20; T22S; R2W, a distance of 577.3 feet to the point of beginning.

Said parcel of land lies in the said SW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$ ; and the NW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$ ; Sec. 20; T22S; R2W and contains 13.73 acres, more or less

### PARCEL II

Commence at the Northwest corner of the SW  $\frac{1}{4}$  of Section 20, Township 22 South, Range 2 West and run thence South 00 deg. 40 min. 41 sec. West along the West line of said quarter a distance of 710.00 feet to a point; thence run South 89 deg. 26 min. 58 sec. East a distance of 396.00 feet to a found old iron corner and the point of beginning of the property being described; thence run South 89 deg. 42 min. 43 sec. East a distance of 419.31 feet to a rebar corner; thence run South 01 deg. 16 min. 15 sec. East along an existing fence line a distance of 796.28 feet to a found open top pipe corner on the Northerly edge of a gravel road; thence run North 69 deg. 35 min. 08 sec. West along said gravel road a distance of 461.41 feet to a rebar corner; thence run North 00 deg. 24 min. 26 sec. West a distance of 637.21 feet to the point of beginning. Containing 6.99 acres, more or less.

### PARCEL III

Part of the Southwest quarter of the Southwest quarter, a fractional Section 20, Township 22, Range 2 West more particularly described as follows:

Commencing at the Southwest corner Jack Miller's land and then run South 8.2 chains to base line; thence along baseline East 4.6 chains; thence run North 50 degrees East along road and along lot formerly belonging to A. J. Lee, a distance of 7.28 chains to the outside of the Merrill property; thence run North 71 degrees West along the South side of the Merrill property and/or Miller property a distance of approximately 11.3 chains to a point of beginning, Shelby County, Alabama.



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**PARCEL IV**

**Commence at the SW corner of Section 20 Township 22 South Range 2 West Shelby County, Alabama, run north along west line of said Section 20, a distance of 222 feet to the point of beginning of property herein described, thence continue north along said west line of Section 20 a distance of 1000 feet, thence run east a distance of 396 feet, thence run south parallel with west line a distance of 1000 feet, thence run west 396 feet to point of beginning.**



# Real Estate Sales Validation Form

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

Grantor's Name Phillip Seales  
Mailing Address 585 Massey Rd.  
Alabaster AL  
35007

Grantee's Name Carol Seales  
Mailing Address 585 Massey Rd  
Alabaster AL  
35007

Property Address 184 GREENFEEN DR  
Calera AL  
35040

Date of Sale \_\_\_\_\_

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

or

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

or

Assessor's Market Value \$ 264,700



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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 10/5/23

Print CAROL SEALES

Unattested

(verified by)

Sign

Carol Seales

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1