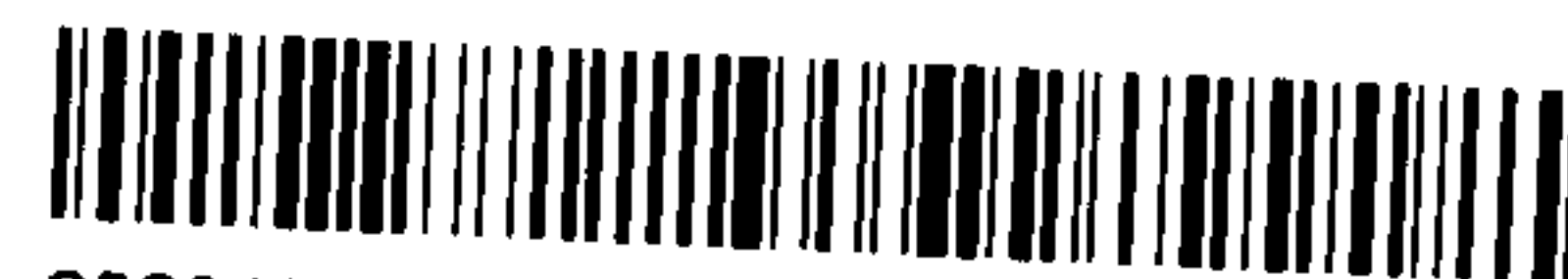


THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS

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



20231005000298400 1/3 \$165.00
Shelby Cnty Judge of Probate, AL
10/05/2023 02:57:44 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:

A parcel of land situated partly in Section 3, Township 24 North, Range 13 East and partly in Section 20, Township 22 South, Range 2 West, and being more particularly described as follows: Begin at the Northwest corner of the NW ¼ or NW ¼ of Section 3, Township 24 North, Range 13 East, being a point on the freeman base line and run southerly along the section line 384.30 feet; thence turn left 113 degrees 00 minutes and run Northeasterly 163.00 feet; thence turn left 67 degrees 00 minutes and run Northerly and parallel with the West line of said section 315.25 feet to a point on the base line; thence turn left 07 degrees 57 minutes and run 101.25 feet to a point on the center line of the Southern Bell Telephone Company's Right-of-Way; thence turn left 92 degrees, 25 minutes and run 138.00 feet to a point on the projected West line of Section 3, Township 24 North, Range 13 East; thence turn left 79 degrees, 38 minutes and run 70.00 feet to the point of beginning. 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 10/05/2023
State of Alabama
Deed Tax: \$137.00



20231005000298400 2/3 \$165.00
 Shelby Cnty Judge of Probate, AL
 10/05/2023 02:57:44 PM 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, 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

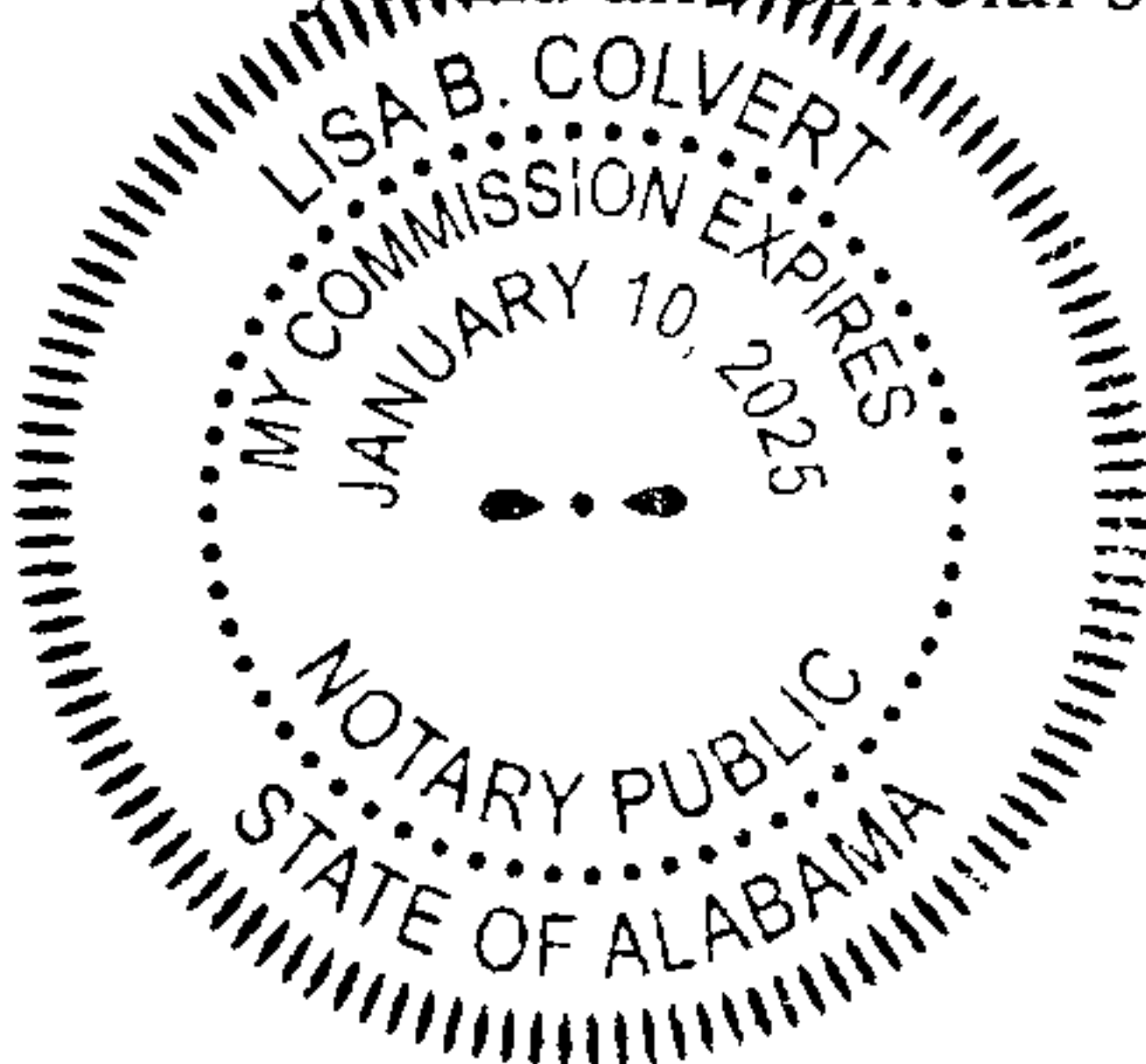
STATE OF ALABAMA)

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

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 140 Greenfern Dr
Calera AL
35042

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 136,670



20231005000298400 3/3 \$165.00
Shelby Cnty Judge of Probate, AL
10/05/2023 02:57:44 PM FILED/CERT

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