

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:
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Birmingham, Alabama 35226
(205) 803-6724

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



20231005000298420 1/4 \$110.00
Shelby Cnty Judge of Probate, AL
10/05/2023 02:57:46 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 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

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 located in the SE ¼ of the SE ¼ of Section 7, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the SE corner of said Section 7; thence run North along the East line of said Section 7 a distance of 160.16 feet to the point of beginning; thence continue last course a distance of 496.23 feet; thence turn left 87 deg. 08 min. 05 sec. a distance of 513.11 feet; thence turn left 92 deg. 51 min. 55 sec. a distance of 313.17 feet to the centerline of Shelby County Highway #340; thence turn left 60 deg. 24 min. 00 sec. along said Highway a distance of 54.42 feet; thence turn right 05 deg. 05 min. 41 sec. along said Highway a distance of 62.81 feet; thence turn right 05 deg. 45 min. 47 sec. along said Highway a distance of 61.51 feet to the centerline of Highway #339; thence turn left 24 deg. 18 min. 44 sec. along said Highway #339 a distance of 381.76 feet to the point of beginning.

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: \$75.00



20231005000298420 2/4 \$110.00
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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:



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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

Real Estate Sales Validation Form

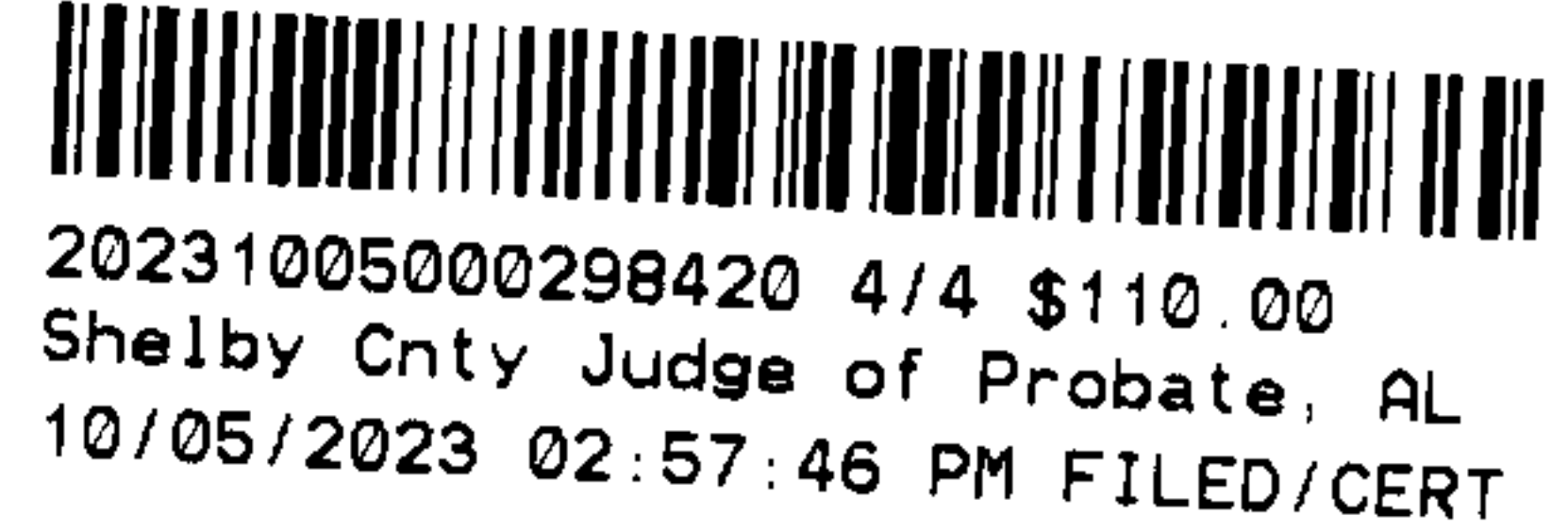
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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 351 Massey Rd
Alabaster AL
35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____



Assessor's Market Value \$ 74,990

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