

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



20231005000298430 1/3 \$81.00
Shelby Cnty Judge of Probate, AL
10/05/2023 02:57:47 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:

Begin at the point where the North line of Southern Railroad Company intersects the East line of NE ¼ of NE ¼ of Section 4, Township 24 North, Range 13 East, thence run westerly along the North line of said railroad right of way 210 feet; thence run North and parallel with the East line of said ¼ a distance of 210 feet; thence run in an easterly direction and parallel with the North line of said railroad right of way 210 feet; thence run South along East line of said ¼ ¼ 210 feet to the point of beginning; being situated in the NE ¼ of the NE ¼ of Section 4, Township 24 North, Range 13 East, 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: \$53.00

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,



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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

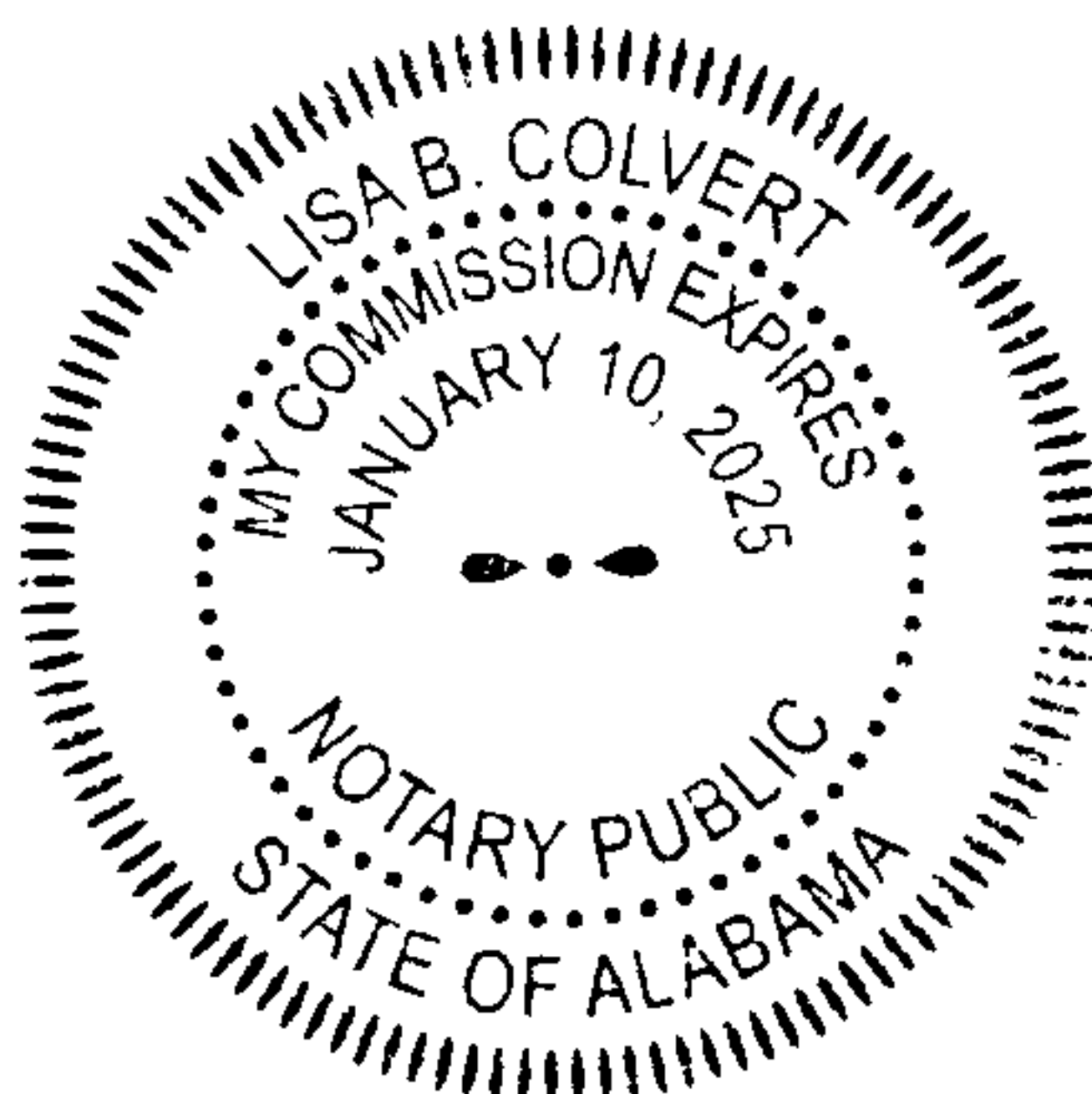
STATE OF ALABAMA)

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: _____

Real Estate Sales Validation Form

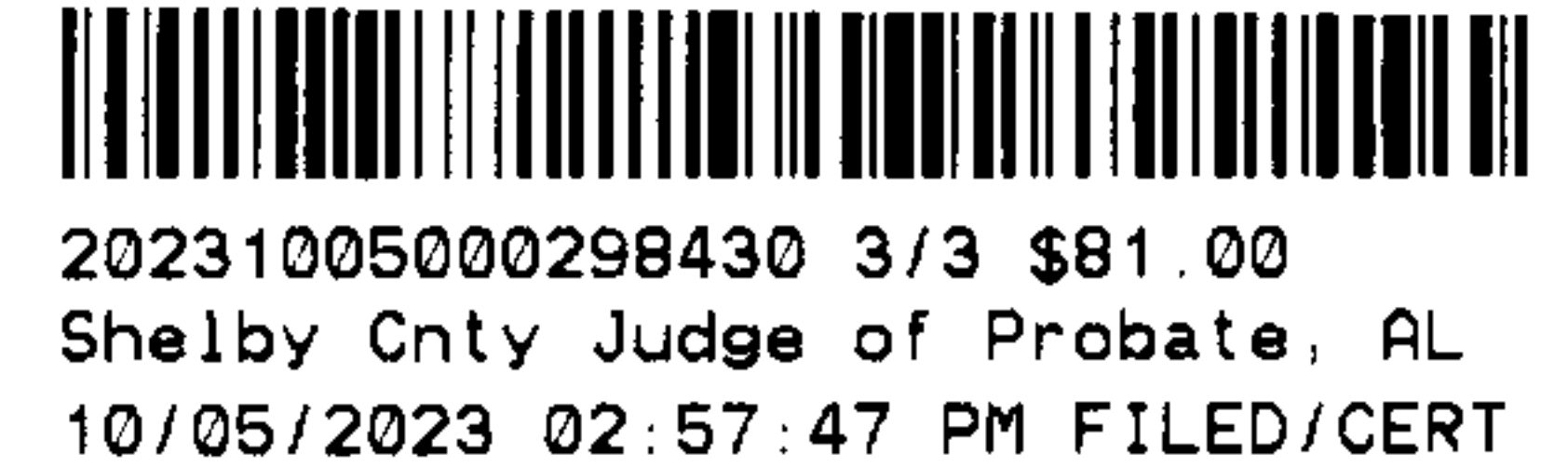
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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 45 Hawthorn
Calera AL
35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 52,610



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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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

Unattested

(verified by)

Print CAROL Seales

Sign

Carol Seales

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1