

This Instrument was Prepared by:

Send Tax Notice To: Donald S. Seale
Rachel W. Seale

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-30129

15990 Highway 61
Wilsonville, AL 35186

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, William David Maynard, James Edward Maynard and Christopher Paul Maynard, as Successor Trustees of "The Maynard Family Trust" dated May 9, 2007, restated November 26, 2018, William David Maynard, a married man, James Edward Maynard, a married man and Christopher Paul Maynard, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Donald S. Seale and Rachel W. Seale, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantors herein or spouses, if any.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11th day of APRIL, 2025.

WILLIAM DAVID MAYNARD, JAMES EDWARD
MAYNARD, AND CHRISTOPHER PAUL MAYNARD, William David Maynard
AS SUCCESSOR TRUSTEES OF "THE MAYNARD
FAMILY TRUST"

William David Maynard
Successor Trustee

State of Alabama

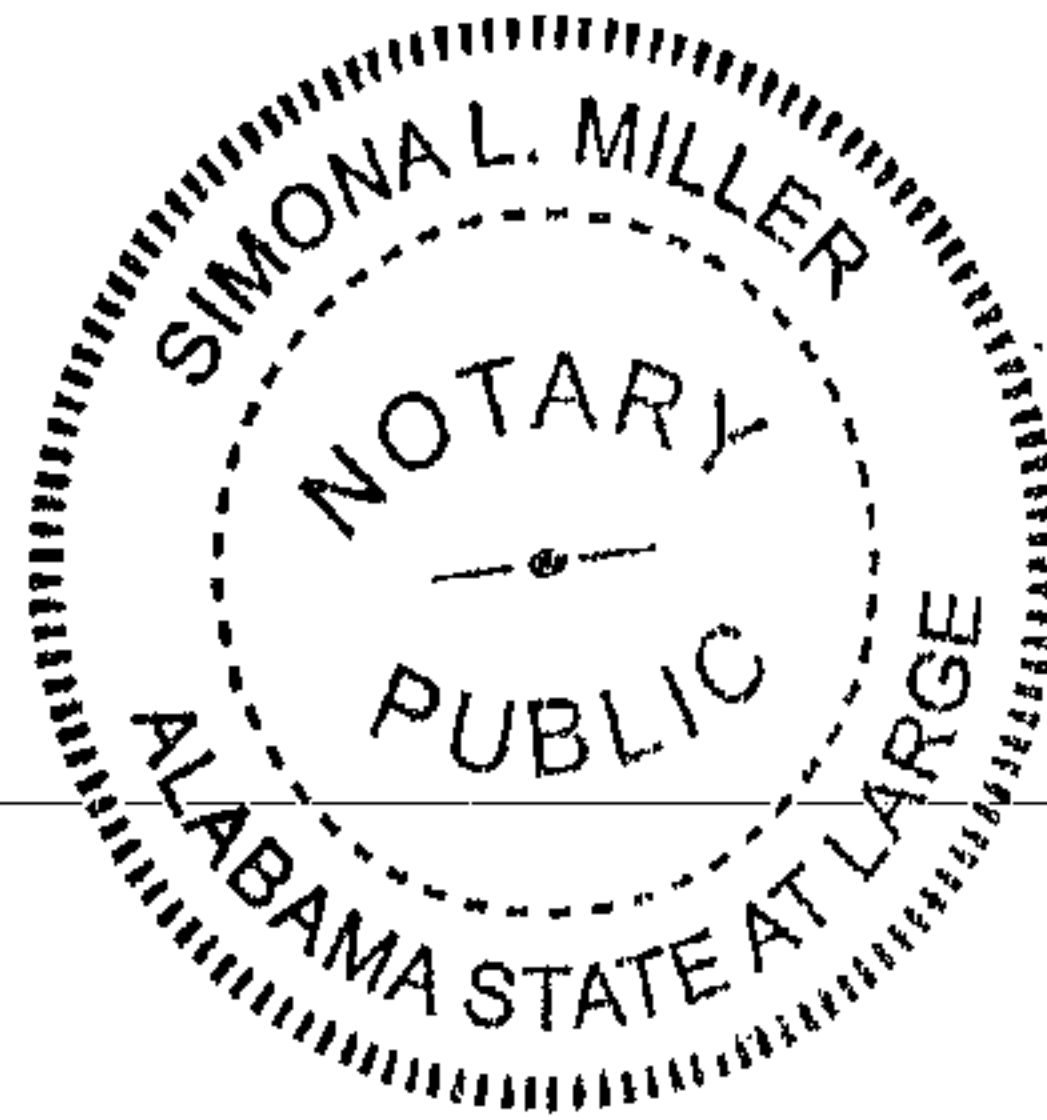
County of Macon

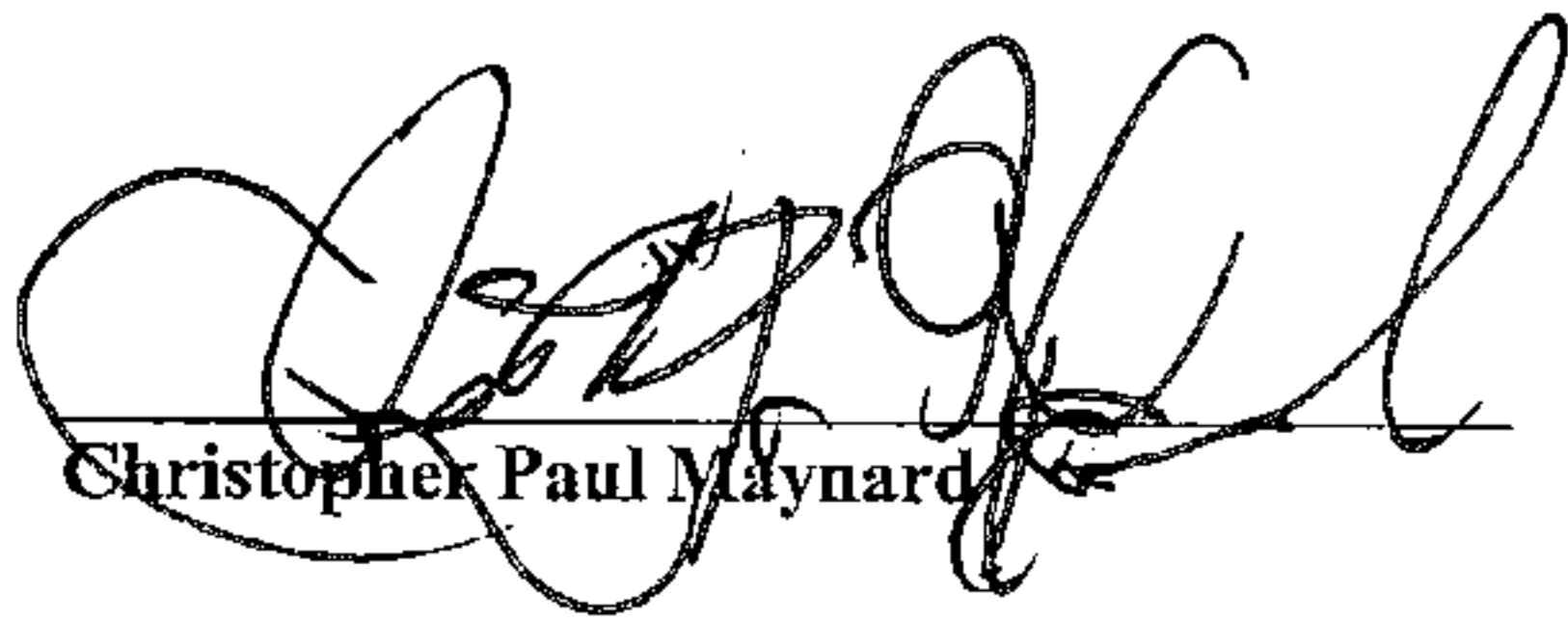
I, Simona L. Miller, a Notary Public in and for the said County in said State, hereby certify that William David Maynard, as Successor Trustees of "The Maynard Family Trust" dated May 9, 2007, restated November 26, 2018, and William David Maynard individually whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

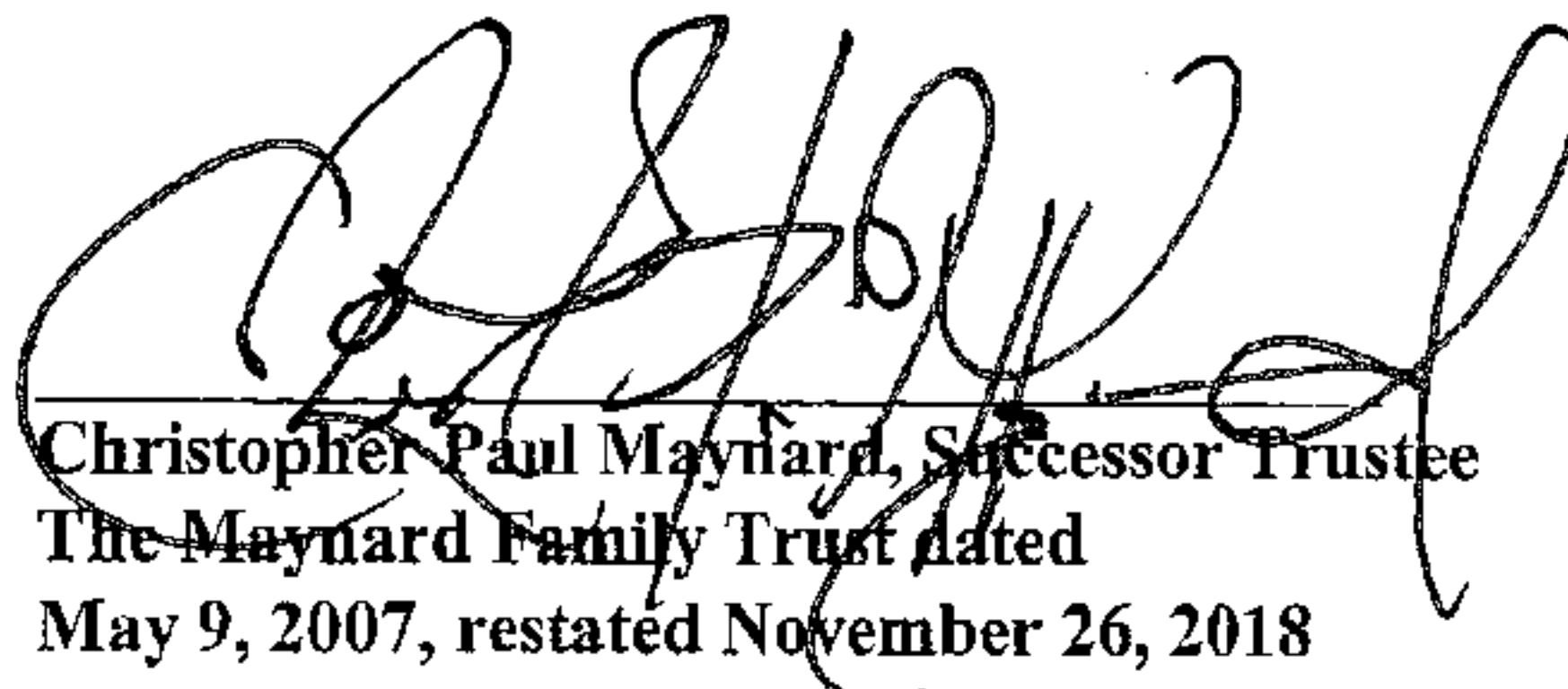
Given under my hand and official seal this the 11th day of April, 2025.

Simona L. Miller
Notary Public, State of Alabama

My Commission Expires: 9-11-2029



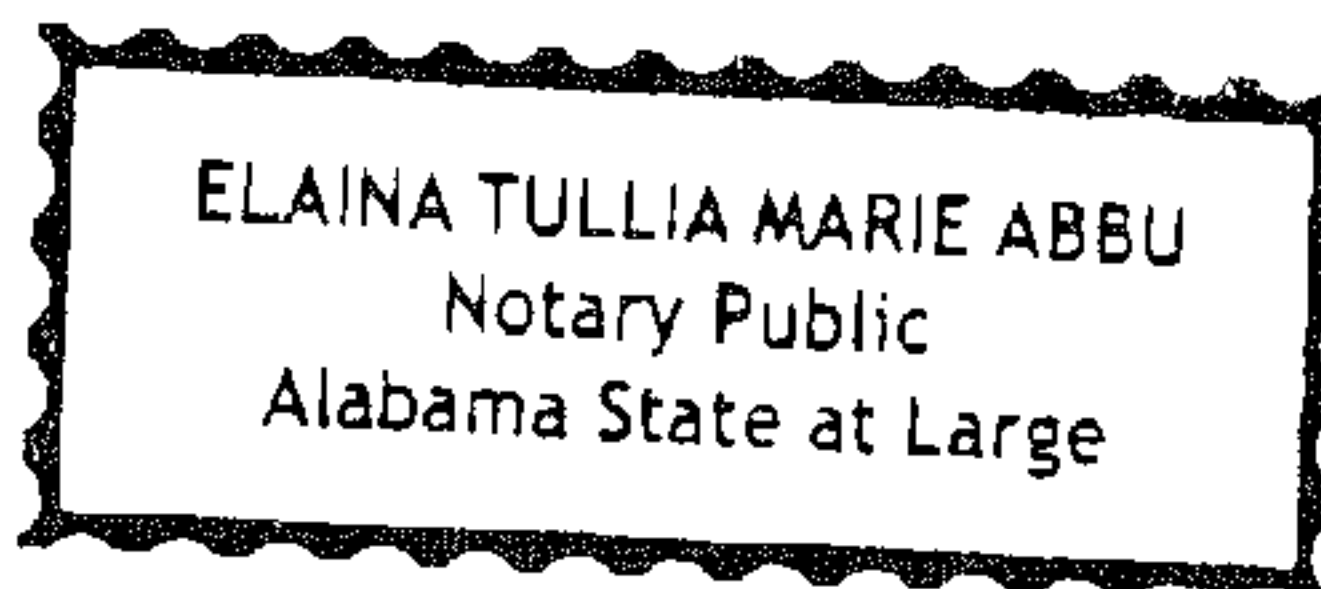

Christopher Paul Maynard



Christopher Paul Maynard, Successor Trustee
The Maynard Family Trust dated
May 9, 2007, restated November 26, 2018

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Christopher Paul Maynard, as Successor Trustee of "The Maynard Family Trust" dated May 9, 2007, restated November 26, 2018, Christopher Paul Maynard, Individually**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

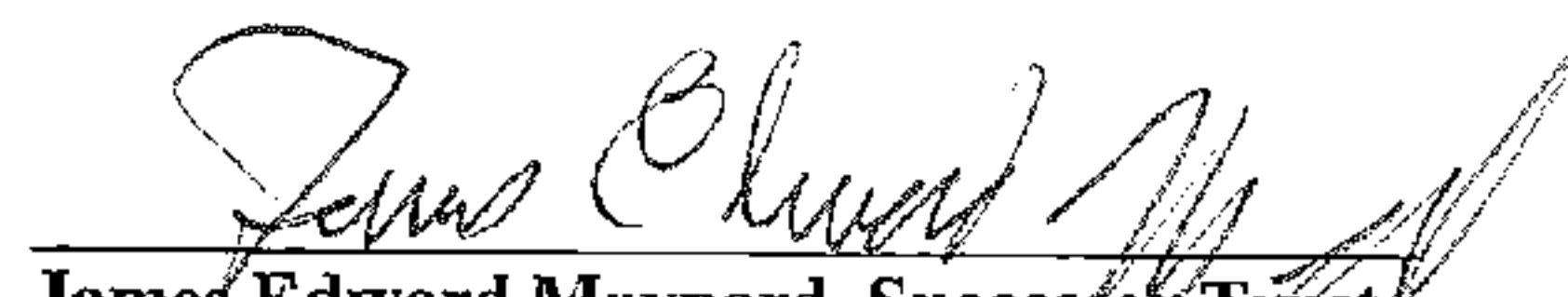
Given under my hand and official seal this 10 day of April 2025.




Notary Public
My Commission Expires:

**My Commission Expires
November 12, 2028**

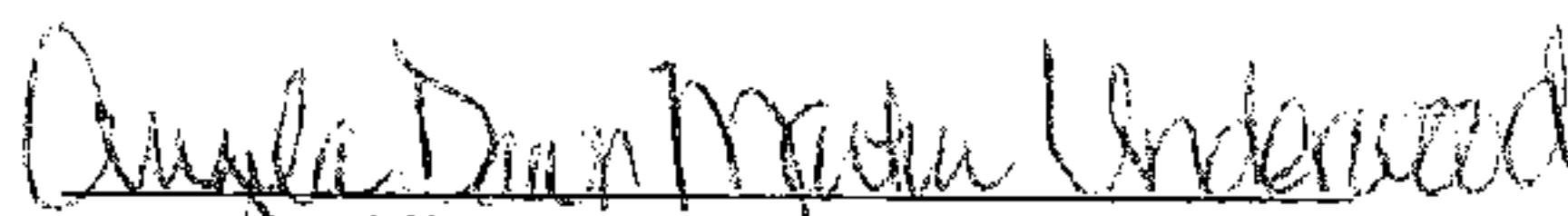

James Edward Maynard


James Edward Maynard, Successor Trustee
The Maynard Family Trust dated May 9, 2007,
restated November 26, 2018

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James Edward Maynard, as Successor Trustee of "The Maynard Family Trust" dated May 9, 2007, restated November 26, 2018, James Edward Maynard, Individually**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of April 2025.


Notary Public
My Commission Expires:

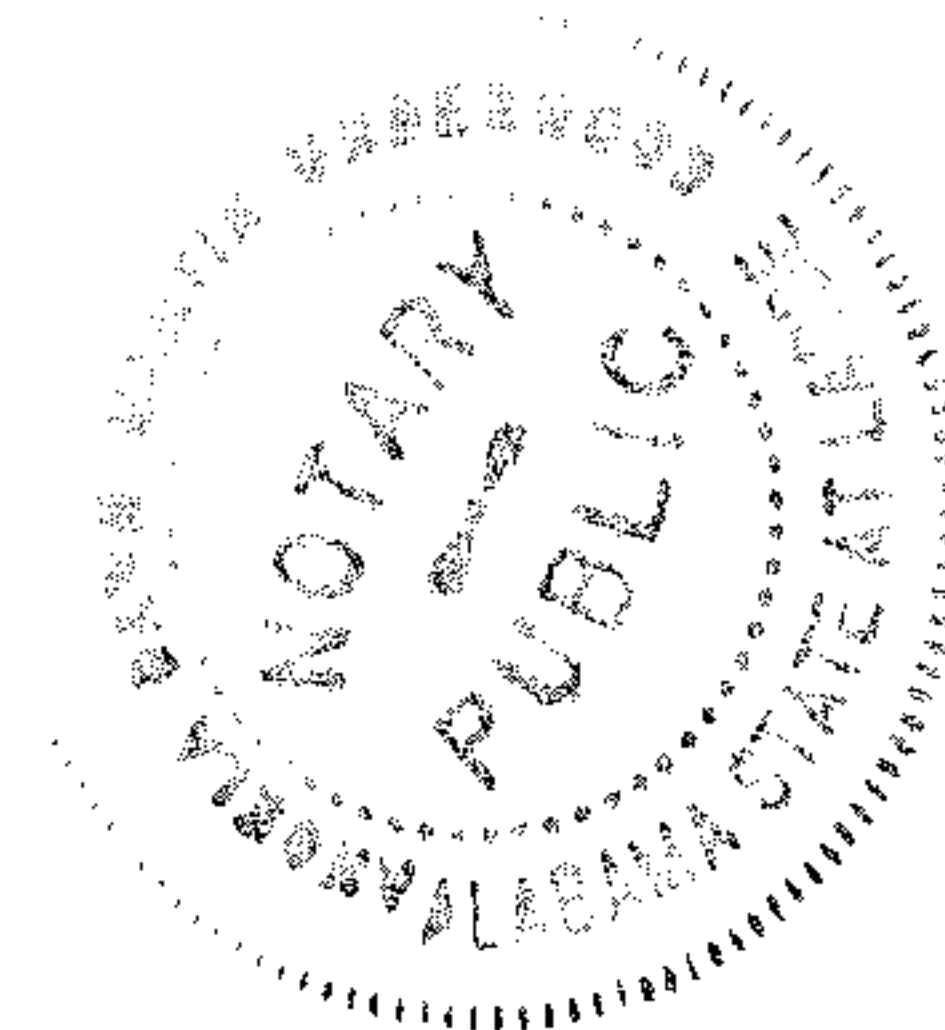
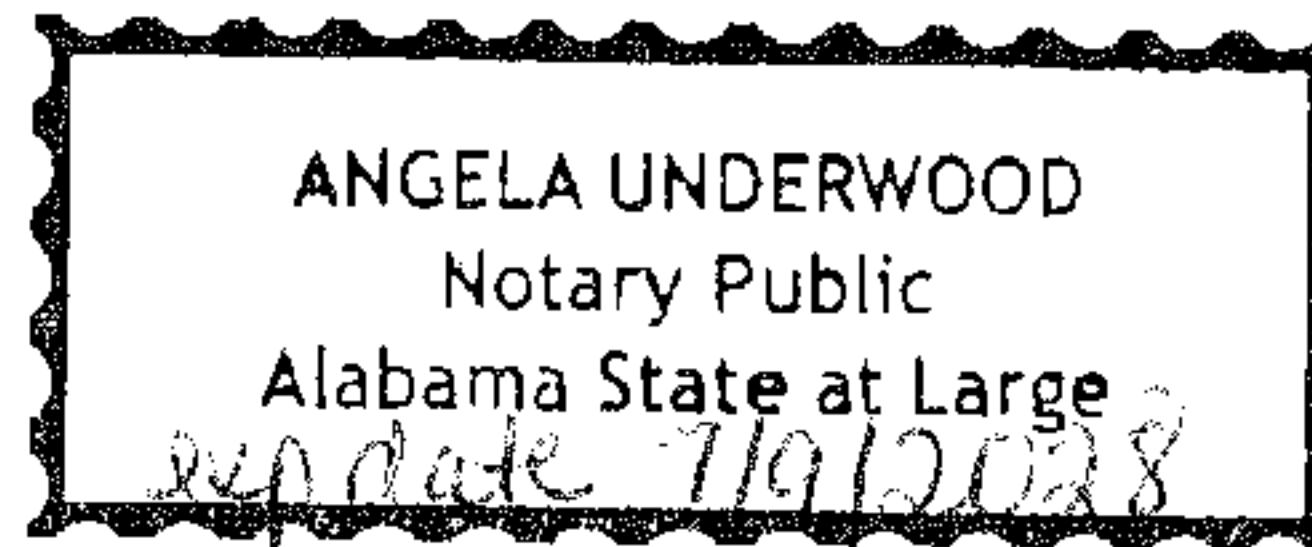


EXHIBIT "A"
LEGAL DESCRIPTION

Lot #7 in Clearview Estates as shown by map of said subdivision recorded in Map Book 7, on Page 43 in the Probate Office of Shelby County, Alabama; ALSO:
A Parcel of land situated in the SE 1/4 of Section 19 and the SW 1/4 of Section 20, all in Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at the SE Corner of Lot 10 of Clearview Estates, as recorded in Map Book 7, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama, said point lying on the Northerly R.O.W. line of Hickory Street and being the POINT OF BEGINNING; thence N23°52'55"E, leaving said R.O.W. line and along the East line of above said Lot 10, a distance of 86.34'; thence N58°21'28"E and along the East line of above said Lot 10 a distance of 144.60' to a point on the South line of Lot 7 of above said Clearview Estates; thence S65°58'25"E and along said South line of Lot 7 a distance of 118.19' to the Southern most corner of Lot 7; thence N39°22'35"E and along the East line of Lot 7 a distance of 194.66'; thence N63°40'59"E and along the East line of Lot 7 a distance of 417.16' to the Northeast corner of Lot 7; thence S85°50'55"E and leaving the East line of Lot 7 a distance of 241.96'; thence S09°48'47"E a distance of 373.05'; thence S55°44'50"W a distance of 671.31' to the Northeasterly R.O.W. line of Hickory Street; thence N51°03'40"W and along said R.O.W. line a distance of 362.65', to a curve to the left, having a radius of 430.00', subtended by a chord bearing of N68°07'09"W, and a chord distance of 249.35'; thence along the arc of said curve and along said R.O.W. line for a distance of 252.98' to the POINT OF BEGINNING.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

<p>Grantor's Name William David Maynard, James Edward Maynard, and Christopher Paul Maynard, as Successor Trustees of "The Maynard Family Trust", dated May 9, 2007, restated November 26, 2018 William David Maynard James Edward Maynard Christopher Paul Maynard</p> <p>Mailing Address <u>1900 Shellbrook Dr. NW</u> <u>Huntsville, AL 35808</u></p> <p>Property Address <u>114 Stratum Farm Rd.</u> <u>Columbiana, AL 35051</u></p>	<p>Grantee's Name Donald S. Seale Rachel W. Seale</p> <p>Mailing Address <u>15990 Hwy 61</u> <u>Wilsonville AL 35186</u></p> <p>Date of Sale <u>April 15, 2025</u> Total Purchase Price <u>\$180,000.00</u> or Actual Value _____ or Assessor's Market Value _____</p>
--	--

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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).

Form RT-1

Date April 10, 2025

Print Donald S. Seale

Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2025 02:53:04 PM
\$225.00 JOANN
20250415000112710

Allen S. Bayl
Form RI-1