

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-25-30888

Send Tax Notice To: William V. Seale
Tammy L. Seale

105 Arrington Ave
Columbiana AL 35051

**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 **Two Hundred Sixty Seven Thousand Dollars and No Cents (\$267,000.00)**, 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, **Lisa McCall, a married woman and Ramona Wakefield, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William V. Seale and Tammy L. 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 2026 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 spouse.

\$140,000.00 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 December, 2025.

Lisa McCall
Lisa McCall

Ramona Wakefield
Ramona Wakefield

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Lisa McCall and Ramona Wakefield, 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 December, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-14-28

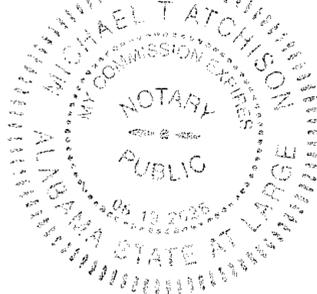


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the intersection of the East right of way line of Line Street also known as Arlington Street line of Woods Ferry Road in the town of Columbiana, Alabama and run thence South 12 degrees East along the East line of said Line Street 640.36 feet, more or less, to the SW corner of the lot conveyed grantees by grant dated January 17, 1959 recorded in the Probate Office of Shelby County, Alabama in Deed Book 199, Page 100; said point is the point of beginning of the lot herein described and conveyed; thence turn an angle of 93 degrees to the left and run thence easterly along the South boundary of said lot heretofore conveyed to grantees 150 feet; thence turn an angle of 93 degrees to the right and run thence southerly 10 feet; thence turn an angle of 87 degrees to the right and run thence westerly and parallel with the South boundary of said lot heretofore conveyed grantees, 10 feet to the East line of Line Street; thence turn an angle of 93 degrees right and run thence northerly 10 feet to point of beginning.

PARCEL II:

Commence at the NW corner of the lot described above as Parcel One, and run thence easterly along the North boundary of the strip of land conveyed by quitclaim deed to grantees dated January 28, 1959, 12 feet to the East line of said strip of land described in said quitclaim deed; thence turn an angle of 93 degrees to the left and run thence southerly 12 feet; thence turn an angle of 93 degrees and run thence southerly by 10 feet; thence easterly to the East corner of lot described as Parcel One above; thence northerly along the West line of said Parcel One, 10 feet to point of beginning.

PARCEL III:

For point of reference, begin at the intersection of the East right of way line of Line Street with the South boundary of Woods Ferry Road in the town of Columbiana, Alabama; thence south 12 degrees East along the East line of Line Street 12 feet to the Southwest corner of L. H. Ellis lot, which SW corner of Ellis lot is 12.29 feet East of the curb line of Line Street; thence run South and parallel with the East curb line of Line Street a distance of 154.35 feet to the beginning of the lot herein conveyed; thence turn an angle of 93 degrees to the left and run a distance of 110 feet; thence turn an angle of 93 degrees to the right and run a distance of 110 feet; thence turn an angle of 87 degrees to the right and run a distance of 150 feet to the East line of Line Street; thence turn an angle of 93 degrees to the right and run North along the East line of Line Street to the point of beginning. Situated in the SE ¼ of NW ¼ of Township 21 Range 1 West, Shelby County, Alabama.

PARCEL IV:

For point of reference, begin at the intersection of the East right of way line of Line Street with the South boundary of Woods Ferry Road in the Town of Columbiana, Alabama; thence South 12 degrees East along the East line of Line Street 12 feet to the SW corner of L. H. Ellis lot, which SW corner of Ellis lot is 12.29 feet East of the curb line of Line Street; thence run South and parallel with the East curb line of Line Street, a distance of 154.35 feet to the point of beginning of the lot herein conveyed, being the NW corner of the lot conveyed by grantors to grantees by deed dated January 17, 1959; thence turn an angle of 87 degrees right and run thence 12 feet, more or less to the east boundary of the paved street now designated as Arlington Street; thence southerly along the East boundary of said paved street extension of the same 110 feet; thence turn an angle of 93 degrees to the left and run thence 12 feet to the SW corner of said land described in said former deed from grantors to grantees; thence northerly along the East boundary of said land formerly conveyed grantees to point of beginning, subject to public street right of way.



