

This instrument was prepared by

Grantee's address:

Returned to  
Bill Justice  
P.O. Box 1144  
Columbiana, AL 35051

**HARRISON, CONWILL, HARRISON & JUSTICE**

P. O. Box 557

Columbiana, Alabama 35051

Ben C. Frederick, Jr.  
5125 Old Highway 280  
Sierrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Thousand Five Hundred and no/100 Dollars  
(\$7,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Clarence Seale (aka known as Clarence R. Seale) and Mary B. Seale, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Ben C. Frederick, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

A parcel of land in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NE corner of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, run in a Westerly direction along the North line of said section a distance of 420.24 feet to the point of beginning of the herein described parcel; thence deflect 93 deg. 3 min. 29 sec. to the left and run a Southeasterly direction a distance of 202 feet to a point; thence turn an interior angle of 86 deg. 56 min. 31 sec. and run in a Westerly direction a distance of 240 feet to a point; thence turn an interior angle 93 deg. 3 min. 29 sec. and run to the right in a Northwesterly direction a distance of 202 feet to a point; said point being a point on the North line of said section; thence turn an interior angle of 86 deg. 56 min. 31 sec. and run to the right in an Easterly direction along the North line of said section a distance of 240 feet more or less, to the point of beginning of the herein described parcel; being situated in Shelby County, Alabama.

Inst # 1995-11367

05/02/1995-11367  
10:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 16.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of April 27, 19 95

(SEAL)

Clarence Seale  
Clarence Seale

(SEAL)

(SEAL)

Mary B. Seale  
Mary B. Seale

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned  
in said State, hereby certify that Clarence Seale and Mary B. Seale, husband and wife

a Notary Public in and for said County,

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, executed the same voluntarily on the day the same bears date.  
he/she/they

Given under my hand and official seal this 27<sup>th</sup> day of April

A.D. 19 95

MY COMMISSION EXPIRES MAY 15, 1995.

Donna Drummond  
Notary Public

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