

(Name) Ernest F. Swafford
 5261 Dewey Heights Road
 (Address) Pinson, Alabama 35126

This instrument was prepared by

1008

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTEEN THOUSAND and NO/100 (\$13,000.00) DOLLARS

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

RICKY WAYNE SEALE, a married man,

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

ERNEST F. SWAFFORD,

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

See Exhibit "A" for legal description of real property conveyed by this Warranty Deed LESS AND EXCEPT title to minerals underlying this real property with mining rights and privileges belonging thereto as reserved by instrument recorded in Deed Book 145, at Page 165, in the Office of the Judge of Probate of Shelby County, Alabama, and subject to rights acquired by Alabama Power Company by instrument recorded in Deed Book 242, at Page 369, in said Probate Records.

Subject to taxes for 1986 that are a lien, but not due and payable until October 1, 1986, which taxes Grantor agrees to pay. Grantees agree to assess taxes on this real property for 1987 and subsequent years.

Subject to all planning, zoning, health and other governmental regulations affecting subject real property.

Subject to all rights-of-way, easements and transmission lines, if any, in evidence through use.

Subject to all rights-of-way, easements, limitations and restrictions shown on the survey map or plat specified in Exhibit "A" to this Warranty Deed, a copy of which map was delivered to Grantees either on this date or prior hereto.

Ricky Wayne Seale is one and the same person as the Grantee designated as Rick Seale in that certain deed from Gulf States Paper Corporation conveying acreage in the NW 1/4 of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, of which the above described real property is a part.

The above described real property does not constitute any part of the homestead of the Grantor Ricky Wayne Seale, who resides with his wife Sharon Seale at 2320 Rocky Ridge Road, Birmingham, Alabama 35216.

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 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 persons. There is no warranty or representation as to the condition or quality or quantity of this real property.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 14th day of May, 1986.

(Seal)

(Seal)

(Seal)

Ricky Wayne Seale
 Ricky Wayne Seale (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ricky Wayne Seale, a married man, whose name is signed to the foregoing conveyance, and who is known to me, executed the same voluntarily on this day, that, being informed of the contents of the conveyance he on the day the same bears date.

Given under my hand and official seal this 14th day of May, 1986.

RETURN TO: Wade H. Morton, Jr.

Wade H. Morton, Jr.
 Notary Public.

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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL No.27

Commence at the Northwest corner of Section 35, T.S. 24N, R.15E, Shelby County, Alabama and run thence North 90°-00'-00" East along the North line of said Section 35 a distance of 841.49' to a point, Thence South 00°-00'-00" East a distance of 538.61' to the "POINT OF BEGINNING" also being on the West bank of Shack Branch slough on Lay Lake, Thence South 10°-40'-43" East along said slough a distance of 56.69' to a point, Thence South 20°-16'-53" East along said slough a distance of 72.82' to a point, Thence South 15°-44'-07" East continuing along said slough a distance of 33.09' to a point, Thence South 1°-14'-20" West continuing along said slough a distance of 20.67' to a point, Thence South 15°-10'-54" West continuing along said slough a distance of 22.50' to a point, Thence South 43°-01'-15" West continuing along said slough a distance of 25.09' to a point, Thence South 66°-51'-12" West continuing along said slough a distance of 30.5' to a point, Thence South 71°-00'-00" West continuing along said slough a distance of 18.00' to a point, Thence North 62°-03'-52" West continuing along said slough a distance of 22.40' to a point, Thence North 45°-40'-39" West continuing along said slough a distance of 25.01' to a point, Thence North 29°-16'-03" West continuing along said slough a distance of 22.69' to a point, Thence North 17°-56'-21" West continuing along said slough a distance of 20.26' to a point, Thence North 26°-51'-51" West continuing along said slough a distance of 15.76' to a point, Thence North 7°-40'-51" West continuing along said slough a distance of 11.15' to a point, Thence North 68°-24'-17" West continuing along said slough a distance of 18.66' to a point, Thence South 25°-16'-52" West continuing along said slough a distance of 13.02' to a point, Thence South 6°-01'-47" West continuing along said slough a distance of 39.83' to a point, Thence North 46°-00'-23" West a distance of 268.95' to a point, Thence North 90°-00'-00" East a distance of 308.00' to the "POINT OF BEGINNING", containing 1.06 acres.

According to my survey this the 8th day of April, 1986

Joseph E. Conn, Jr.
Joseph E. Conn, Jr.
Alabama Registered No. 9049

SIGNED FOR IDENTIFICATION:

Ricky Wayne Seale
Ricky Wayne Seale

1. Deed Tax \$ 13.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 19.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 MAY 15 PM 1:54

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

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