

SEND TAX NOTICE TO:

(Name) Mr. Steve Isbell  
 Route 1, Box 3-D  
 (Address) Chelsea, Alabama 35043

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law  
 (Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-27 Rev. 1-88 This deed prepared without title examination or certification.  
**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA }  
 SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN and NO/100 ----- (\$10.00) 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,  
 RICKY WAYNE SEALE and wife, SHARON SEALE,

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

STEVE ISBELL

(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. Grantee agrees 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 Grantee 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  
 of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, of which the  
 above described real property is a part.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. There is no  
 warranty or representation as to the condition or quality or quantity of this real property.  
 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.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 2nd  
 day of June, 1986

\_\_\_\_\_(Seal)  
 \_\_\_\_\_(Seal)  
 \_\_\_\_\_(Seal)

Ricky Wayne Seale (Seal)  
 Ricky Wayne Seale  
Sharon Seale (Seal)  
 Sharon Seale

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 and wife, Sharon Seale  
 whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
 on this day, that, being informed of the contents of the conveyance they executed the same voluntarily  
 on the day the same bears date.

Given under my hand and official seal this 2nd day of June

Wade H. Morton, Jr.  
 Notary Public

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# EXHIBIT "A"

## LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL No. 8

Commence at the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama and run thence East along the North line of said Section 35 a distance of 1,706.69' to a point; Thence run S 0°-00'-00" E a distance of 1,223.35' to the point of beginning of the parcel being described, said point of beginning being a steel pin on the 397.1' contour line of Jay Lake; Thence run S 79°-06'-44" E along the water line of said lake a distance of 120.65' to a point; Thence run S 20°-34'-41" W a distance of 255.12' to a point on the North line of a public road; Thence run S 81°-51'-58" along the chord of a curve to the left a chord distance of 74.16' to a point; Thence run N 9°-18'-34" E a distance of 275.76' to the point of beginning, containing 0.60 of an acre.

According to my survey this 16th day of May, 1986

*Joseph E. Conn, Jr.*  
Joseph E. Conn, Jr.  
Alabama Reg. No. 9049

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 JUN 11 AM 11:56

*Thomas A. Linnard, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	6.50