

Seales
Rt 4 Box 822
Alabaster 35007

217

401:246

FEE SIMPLE
SPECIAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid to the undersigned by David L. Seales, the receipt of which is hereby acknowledged, the undersigned, grantor, COLONIAL PIPELINE COMPANY, has this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto David L. Seales the following described property, lying and being in Shelby County, Alabama, and more particularly described as follows:

Commencing at the northeast corner of Section 24, T-20-S, R-3-W of Huntersville Meridian, Shelby County, Alabama, proceed thence North 86° 48' 46" West along the North line of Section 24, 253.48 feet to a point on the Westerly right of way of County Highway No. 35 (80' right of way); thence South 36° 34' 39" West along the westerly right of way of said Highway 762.92 feet to an iron pin and the point of beginning; thence South 37° 41' 00" West, 76.72 feet; thence South 38° 44' 18" West, 294.02 feet; thence South 38° 58' 46" West, 297.47 feet to an iron pin; thence North 27° 14' 15" East, 253.55 feet to an iron pin; thence North 02° 45' 48" West, 308.36 feet to an iron pin; thence South 88° 6' 00" East, 318.23 feet to an iron pin to the point of beginning, containing 1.53 acres, more or less, and illustrated as parcel 421-1 on a drawing numbered 2.401.246, dated 2/14/77 and marked Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD, unto David L. Seales, his successors and assigns in fee simple forever.

And for the consideration, aforesaid, Grantor covenants that it has the right to grant and convey the real property hereinabove described and that no act has been committed to encumber said real property. Grantor agrees that it will specially warrant and defend the said title to the same against encumbrances and other alienation of title arising by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused these presents to be subscribed by its Vice-President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary on May 22, 1987, both acting pursuant to a resolution adopted by the Board of Directors.

ATTEST:
COLONIAL PIPELINE COMPANY
Assistant Secretary
By: T. H. Norris
Vice President

STATE OF GEORGIA)
COUNTY OF FULTON)

I, Kalin Jones, a Notary Public in and for the State of Georgia at large, hereby certify that T. H. Norris whose name as Vice President of COLONIAL PIPELINE COMPANY, a corporation, 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 this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand 13 day of May, A.D., 1987.

My commission expires: 7-1-88

APPROVED:
STATE OF ALA. SHELBY CO.
1987 NOV -4 AM 10:00
JUDGE OF PROBATE
1. Deed Tax \$ 6.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 10.00

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