

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

SHELBY COUNTY, ALABAMA, a  
political subdivision of the  
State of Alabama,

PLAINTIFF,

vs.

CIVIL ACTION NO. CV-86-205

RICKY WAYNE SEALE and GULF  
STATES PAPER CORPORATION,  
a corporation,

DEFENDANTS.

ORDER

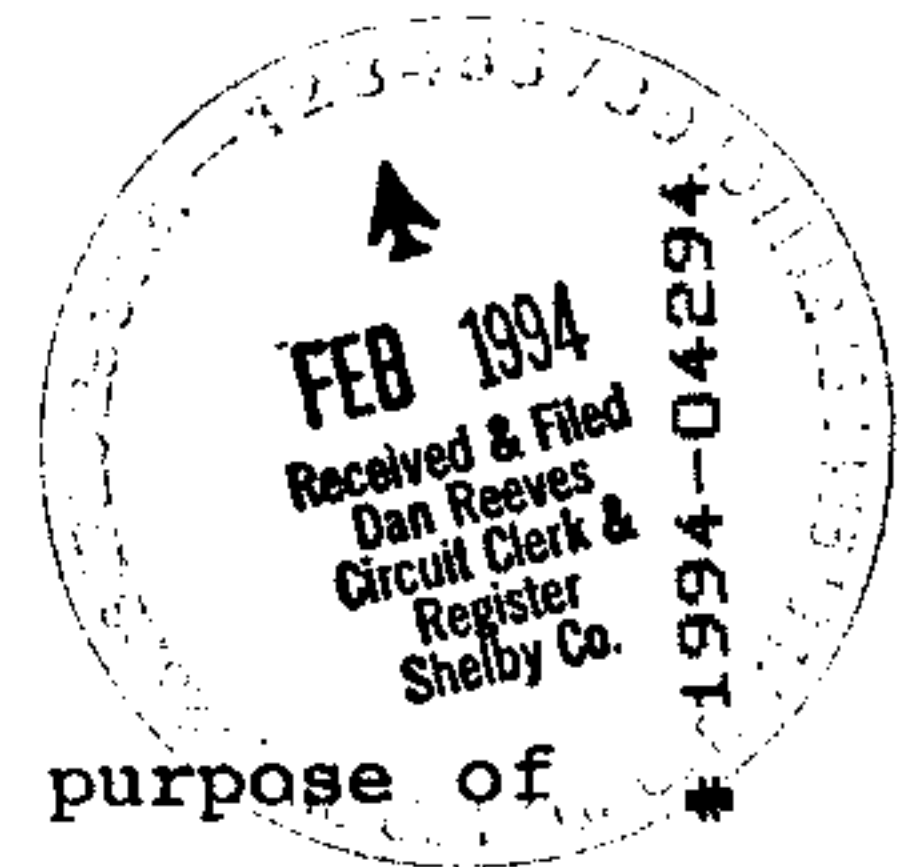
This cause was heard on June 22, 1993, for the purpose of proving damages and other relief against the Defendant, Ricky Wayne Seale. The default of the Defendant, Ricky Wayne Seale, having been entered on January 19, 1993, and this Honorable Court having heard and considered the testimony and evidence presented by the Plaintiff, Shelby County, Alabama, a political subdivision of the State of Alabama on June 22, 1993, and it appearing to the Court that said Plaintiff is entitled to relief, it is therefore Considered, Ordered, Adjudged, and Decreed as follows:

1. The Defendant, Ricky Wayne Seale, is hereby permanently enjoined and restrained from any further conveyance, sale, or otherwise encumbering any portion of the subject property as described in that certain deed recorded in Real Book 72, Page 171 in the Office of the Judge of Probate of Shelby County, Alabama, a copy of said deed is attached hereto as Exhibit "A" and incorporated by reference as fully as if set out herein, until such time as the said Ricky Wayne Seale brings the roads,

Certified a true and complete copy

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SHELBY COUNTY JUDGE OF PROBATE  
005 MJS .00



roadways, and streets which provide ingress and egress to and from the parcels of real property located in Section 35, Township 24 North, Range 15 East as noted in the complaint of the Plaintiff, which parcels of property have been previously sold and conveyed by the said, Ricky Wayne Seale, up to the standards of such roads, roadways, and streets which have been adopted by Shelby County, Alabama and which are provided and required by the applicable subdivision regulations, Shelby County, Alabama, as amended.

2. The Defendant, Ricky Wayne Seale, is hereby ordered to submit a subdivision plan or plans to the Shelby County Planning Commission for the development of the aforesaid lands and parcels, said plans to contain the provisions for roads, streets, drainage, and all other requirements necessary to meet the subdivision regulations of Shelby County, Alabama. The Defendant, Ricky Wayne Seale, is further ordered to effect the completion of said plans. Shelby County, Alabama shall have a lien on said lands of the Defendant, Ricky Wayne Seale, to insure the compliance of Ricky Wayne Seale with the orders and judgments of this Court and with the applicable laws and regulations in this cause.

3. The Defendant, Ricky Wayne Seale, is hereby permanently enjoined and restrained from further violating the provisions of Act. No. 82-693, as amended by Act No. 84-454, Laws of the State of Alabama, and the subdivision regulations as adopted and amended by Shelby County, Alabama pursuant thereto.

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4. Judgment is entered in favor of Shelby County, Alabama, and against the Defendant, Ricky Wayne Seale, on Plaintiff's claim for damages, and this Court assesses the Plaintiff's damages at \$115,000.00.

5. Costs of court accrued herein are taxed against the Defendant, Ricky Wayne Seale.

Done this 3rd day of February, 1994.

D. Al Crowson

D. AL CROWSON  
CIRCUIT JUDGE

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**EXHIBIT "A"**

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This instrument prepared by: 999

\$ 600.00

Name: Norman W. Lipscomb	QQ	Q	SEC	T	R
Address: 1400 River Road, N.E.					
Tuscaloosa, Alabama, 35404					
Source of Title:					
Book: _____ Page: _____					
Book: _____ Page: _____					

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the exchange of like kind lands conveyed by RICK SEALE to GULF STATES PAPER CORPORATION, the receipt of which is hereby acknowledged, the undersigned GRANTOR, GULF STATES PAPER CORPORATION, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto RICK SEALE, the following described tracts or parcels of land lying and being in Shelby County, Alabama and more particularly founded and described as follows:

**SURFACE RIGHTS ONLY TO:**

BOOK 072 PAGE 171

A part of the NW 1/4 of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, said parcel being more particularly described as follows: As a point of beginning start at the NW corner of Section 35; thence run East and along the North boundary of Section 35 for a distance of 597.57 ft. to an Alabama Power Co. Mon. stamped 69B500 on the West bank of Shack Branch on Lay Lake; thence run South, West and East and along the shore of Shack Branch to the South boundary of Lot 32 of the Waxa Subdivision; thence East along the South boundary of Lot 32 to the West right-of-way margin of Waxa road; thence South and West along the West and North right-of-way margin of Waxa road to its intersection with the North right-of-way margin of an unnamed County Road having a 60 ft. right-of-way; thence West and North and along the North and East margin of said road to its intersection with the West boundary of Section 35; thence North along the West boundary of Section 35 for a distance of 737.49 ft. to the point of beginning.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas, mineral and mining rights that it may own.

TO HAVE AND TO HOLD, the aforegranted premises to the said RICK SEALE, his heirs and assigns forever.

Return to: Wade Morton

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IN WITNESS WHEREOF, the said GULF STATES PAPER CORPORATION has hereunto set its signature by F. T. Hixon, its General Manager, Narrwood Group, who is duly authorized on this the 14<sup>th</sup> day of May, 1986.

GULF STATES PAPER CORPORATION

By:

F. T. Hixon  
F. T. Hixon, General Manager  
Narrwood Group

STATE OF ALABAMA )  
TUSCALOOSA COUNTY )

I, Sandra Garner, a Notary Public in and for said county, in said state, hereby certify that F. T. Hixon, whose name as General Manager, Narrwood Group, of GULF STATES PAPER CORPORATION, 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 the 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 and official seal this the 14<sup>th</sup> day of May, 1986.

Sandra Garner  
Notary Public SANDRA GARNER

NOTARY PUBLIC  
Alabama State at Large  
My Commission Expires  
April 24, 1988

Ad Valorem Tax Notice regarding the subject real estate, should be delivered to:

Rick Seale  
2320 Old Rocky Ridge Road  
Birmingham, Al. 35216

Certified a true and complete copy

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