

## NAME OF CLAIMANT

#248 - Hedrick, Annie E.

Number of Acres: 143

Location: Mile Run. Entirely within the Park area.

Roads: 2 miles to Island Ford, over county road.

Soil: Slope.

**History of Tract and condition of timber:** There is approximately 40 acres of fairly good young timber on the west end of this tract, but the remainder has no merchantable timber and has been repeatedly burned over.

**Timber:**-- 50,000 bd.ft.-- - - - It is reported that a mill is to be moved on this tract to work the timber in the near future.

**Improvements:** None.

## Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope: - - -	143	@	\$5.00	\$715.00

Cove:

Grazing Land:

Fields Restocking:

Cultivated Land:

Orchard:

Minerals:

Value of Land: \$ 715.00

Value of Improvements: \$

Value of Orchard: \$

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$ 300.00

300.00

Value of Wood: \$ 200.00

200.00

Value per acre for tract: \$ 8.50

\$1215.00

Incidental damages arising from the taking of this tract: \$ None.

Geo. H. Pen CLERK



## NAME OF CLAIMANT

#248-a -- Hedrick, Annie

Number of Acres: 3

Location: Two Mile Run.

Roads: One mile over county road to Island Ford.

Soil: Slope.

History of Tract and condition of timber: This tract appears to be an old field restocking.

Improvements:

NONE.

Acreage and value of types:

Types	Acreage	Value per acre	Total Value
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Ridge:

Slope:

Cove:

Grazing Land:

Fields Restocking:	3	@ \$15.00	\$45.00
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Cultivated Land:

Orchard:

Minerals:

Value of Land: \$ 45.00

Value of Improvements: \$

Value of Orchard: \$

Total amount ----- \$45.00

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$

Value of Wood: \$

Value per acre for tract: \$ 15.00

Incidental damages arising from the taking of this tract: \$ NONE.

Geo. H. Pen.

CLERK.



Claim of Annie E. Hedrick  
In the Circuit Court of Rockingham County, Virginia, No. \_\_\_\_\_, At Law.  
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. \_\_\_\_\_

more or less, of land in Rockingham County, Virginia, Defendants.  
The undersigned, in answer to the petition of the State Commission on Conservation and Development of the State of Virginia, and in response to the notice of condemnation awarded upon the filing of said petition and published in accordance with the order of the Circuit Court of Rockingham County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is Annie E. Hedrick

My post office address is Island Ford, Virginia.

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 144 acres, on which there are the following buildings and improvements: None

This land is located about 1 miles from Island Ford Virginia, in the Stonewall Magisterial District of said County.

I claim the following right, title, estate or interest in the tract or parcel of land described above: (In this space claimant should say whether he is sole owner or joint owner, and if joint owner give names of the joint owners. If claimant is not sole or joint owner, he should set out exactly what right, title, estate or interest he has in or to the tract or parcel of land described above.)

By inheritance from my father, Capt John I Wood.

The land owners adjacent to the above described tract or parcel of land are as follows:

North E. B. Sellers

South " Big Survey "

East E. B. Sellers Harrison

West M. H. Harrison

I acquired my right, title, estate or interest to this property about the year 1921 in the following manner:

The said land was inherited from my father,

Capt. Jon I. Wood

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 3600.00. I claim that the total value of my right, title, estate or interest, in and to this tract or parcel of land with the improvements thereon is \$ 3600.00

I am the owner of 320 acres of land <sup>near</sup> adjoining the above described tract or parcel of land but lying outside the Park area, which I claim will be damaged by the proposed condemnation of lands within the Park area, to the extent of \$ 500.00

(In the space below should be set out any additional statements or information as to this claim which claimant desires to make; and if practicable he should also insert here a description of the tract or parcel of land by metes and bounds).

Remarks: The home farm nearby will be deprived of fuel

which annually amounts to about thirty dollars which is

required and necessary for said farm.

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 17th day of February, 1930. 1931

STATE OF VIRGINIA, COUNTY OF Rockingham, To-wit: Annie E. Hedrick

The undersigned hereby certifies that Annie E. Hedrick the above named claimant personally appeared before him and made oath that the matters and things appearing in his above answer are true to the best of his knowledge and belief, this 17th day of Feb 1931, -1930.

Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

Clerk

Filed in the Clerk's Office  
Rockingham County, Va.

FEB 17 1931



County: Rockingham  
District: Stonewall

#248 - Annie E. Hedrick

Acreage Claimed: 144 A. Assessed 141.85 acres <sup>acquired</sup> Deed 143 A. 44.8  
Value Claimed: \$3600. " \$140.00 (1921) for \$1.00 etc.  
Location: Mile Run. Entirely within the Park area. AREA: 141 A.

Laps:

Soil: Slope.

Roads: 2 miles to Island Ford, over county road.

History: There is approximately 40 acres of fairly good young timber on the west end of this tract, but the remainder has no merchantable timber and has been repeatedly burned over.  
Timber: 50,000 Bd. ft. @ \$4.00 per M. ----- \$200.00  
It is reported that a mill is to be moved on this tract to work the timber in the near future.

Value of land by types:

Type	Acreage	Value per acre	Total Value
(unburned) Slope	43	\$5.00	\$215.00
(burned) "	98	1.50	147.00
	<u>141</u>		<u>\$362.00</u>

Total value of land	\$362.00
Total value of improvements	
Total value of timber	200.00
Total value of tract	562.00
Average Value per acre	3.98



County: Rockingham  
District: Stonewall

#348-a - Hedrick, Annie E.

Acreage Claimed: 144 A.

Assessed: 161-120 A. Deed Inherited  
161-120 acres  
1921

Value Claimed: \$3600.

" \$1610.00

Location: Two mile run.

AREA: 3 A.

Incumbrances, counter claims or laps: None known.

Soil: Slope.

Roads: One mile over county road to Island Ford.

History of tract and condition of timber: This tract appears to be  
an old field restocking.

Improvements: None.

Value of land by types:

Type	Acreage	Value per acre	Total Value
F r	3	\$15.00	\$45.00

Total value of land	\$45.00
Total value of tract	45.00
Average value per acre	15.00

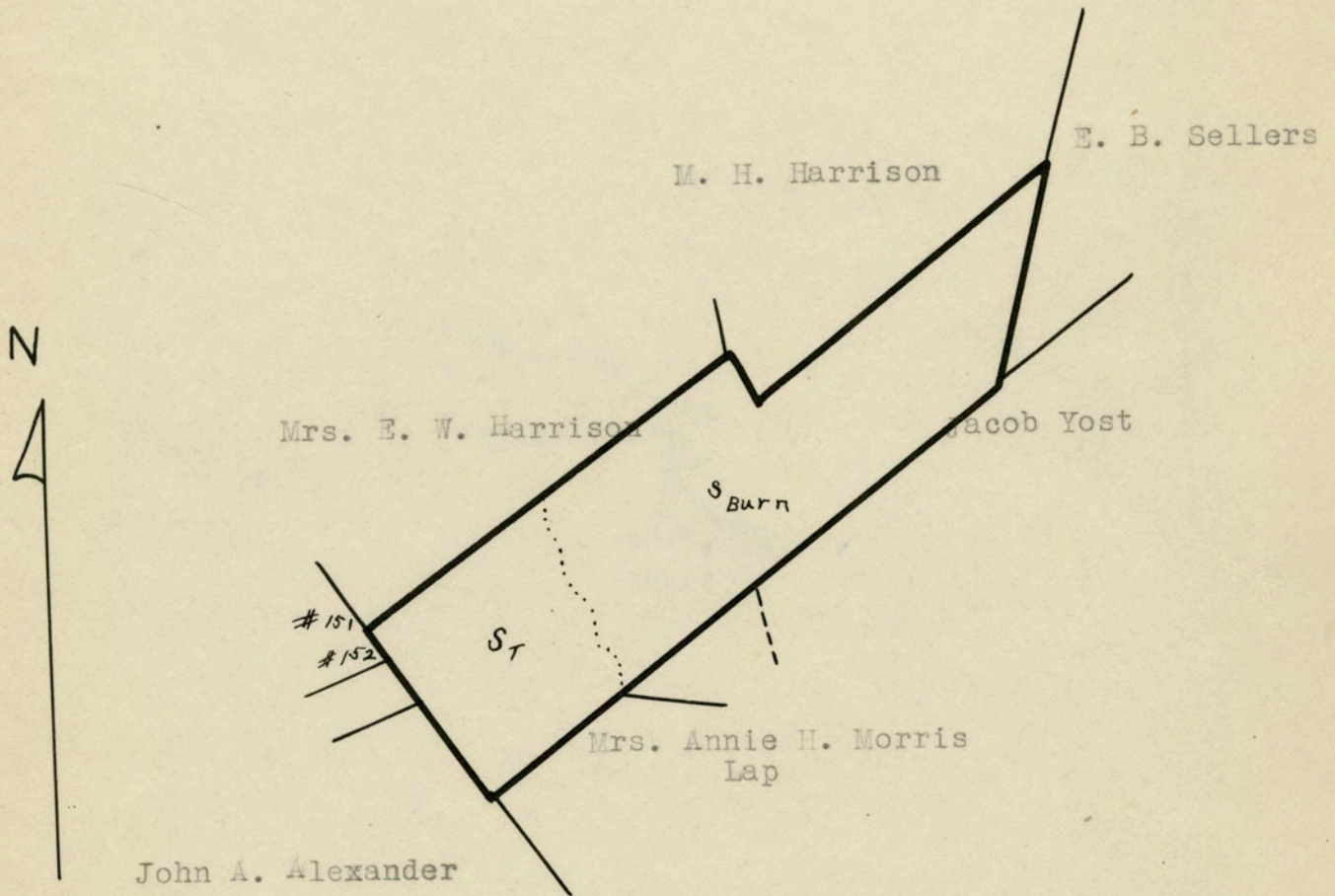
Note --- Only a very small portion of this tract lies inside of the  
park area.

\* Includes Tract #248.



#348 - Annie E. Hedrick

County: Rockingham  
District: Stonewall



LEGEND  
Slope  
Scale - 1" = 20 chains.



County: Rockingham  
District: Stonewall

#248-a -Hedrick, Annie E.

N  
↑

#128  
#127  
E.B. Sellers  
fr  
Mrs. E.W.  
Harrison

LEGEND:  
Fields restocking  
Scale - 1" = 20 chains



No 248 - 248-a

RETURN IN FIVE DAYS TO  
J. ROBERT SWITZER, CLERK  
Circuit Court of Rockingham County  
HARRISONBURG VIRGINIA

STATEMENT

OF ) Ralph H. Bader, p.q.

ANNIE E. HEDRICK

*Filed 8/26/33*

STATEMENT OF COSTS, POSTAGE, ETC.:



IN THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA

The State Commission on Conservation  
and Development of the State of Virginia

vs.

Cassandra Lawson Atkins and others, and  
52,561 acres, more or less, of land in  
Rockingham County, Virginia

Filed in the Clerk's Office  
Rockingham County, Va.

NOV 5 1932

*J. Robert Switzer* Clerk

In compliance with the order entered in the above entitled case on the 25th day of October, 1932, and in response thereto, your defendant respectfully states that the tract or parcel of land within the area sought to be condemned, ownership of which is claimed by her, and with reference to which she has filed her objections, is the same tract or parcel which was found by the Appraisal Commissioners to be land owned by her, being Tract No. 248, as shown and delineated on the map filed with the report, and exhibit sheets thereto attached, made by said Commissioners.

ANNIE E. HEDRICK

By Counsel

*Ralph H. Bader*  
Counsel



## STATEMENT BY ANNIE E. HEDRICK

Filed in the Clerk's Office  
Rockingham County, Va.

AUG 26 1933

To the Honorable Philip Williams,  
Chairman of the Board of Arbitration for  
Shenandoah National Bank Lands.

*Robert Switzer* Clerk

I am submitting the following statement in pursuance to the rules of procedure adopted at the meeting of Your Honorable Board at Front Royal, Virginia, on August 16, 1933.

(a) My tract of land is No. 248 and is shown as such on the ownership map for Rockingham County.

(b) The acreage claimed by me is 143, and I am the fee simple owner of this tract.

(c) This land is situated about one mile from Island Ford, in Rockingham County. The land is all in timber and has never been cleared. It is black loam and is comparatively smooth. If cleared it would take readily to grass and would produce well. I value this land at \$10.00 per acre, or a total of \$1,430.00 for the 143 acres.

(d) There is 50,000 feet of saw timber on this land, which is valued at \$5.00 per thousand on the stump, making a total of \$250.00. In addition to the saw timber, there is a large quantity of wood. I estimate the wood at 25 cords per acre or a total of 3,575 cords for the entire tract. This wood is valued at 50¢ per cord, or \$1,787.50.

143 acres of land at \$10.00 per acre	\$1,430.00
50,000 feet of saw timber at \$5.00 per thousand	250.00
3,575 cords of wood at 50¢ per cord	<u>1,787.50</u>
Total	\$3,467.50

Although I believe the above to be the true value of this land and timber, I priced it to the Park representatives at \$16.50 per acre, or \$2,359.50 for the tract, and I am still willing to accept that price.

Method of Determining Controversy

If the Board of Arbitrators is unable to determine the value



2.

of this land from the information now in its possession, I would suggest an oral hearing.

Respectfully,

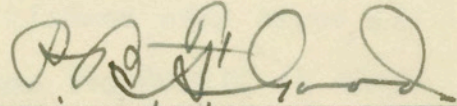
Annie E. Hedrick

State of Virginia,

County of Rockingham, to-wit:

Annie E. Hedrick, having been first duly sworn, deposes and says that the foregoing statement is true and correct to the best of her knowledge and belief.

Given under my hand this 25th day of August, 1933.



Notary Public

My commission expires on the 7th day of Apr., 1935.



HEDRICK, ANNIE E.  
248, 248-a  
ROCKINGHAM COUNTY

Filed in the Clerk's Office  
Rockingham County, Va.

SEP 9 1933

*J. Robert Hunter* Clerk

IN RE. ARBITRATION AGREEMENTS submitted to the Governor arising in or out of Condemnation Proceedings pending in the Circuit Court of Virginia under authority of the Shenandoah National Park Act.

SUMMARY STATEMENT OF PETITIONER:

EXCEPTANTS: Hedrick, Annie E.

ORIGINAL CLAIM: Acreage 144: Value \$3600.: Inc. Damages, \$500.

VALUE PLACED ON TRACT BY PETITIONER'S APPRAISERS:

<u>TRACT NO.</u>	<u>VALUE</u>	<u>INCIDENTAL DAMAGES</u>
248	\$562.00	None
248-a	45.00	"

BOARD OF APPRAISAL COMMISSIONERS FINDINGS:

MAP NUMBER OF TRACT: 248, 248-a

VALUE OF TRACT:

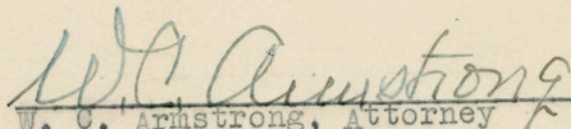
<u>TRACT NO.</u>	<u>VALUE</u>	<u>INCIDENTAL DAMAGES</u>
248	\$1215.00	None
248-a	45.00	"



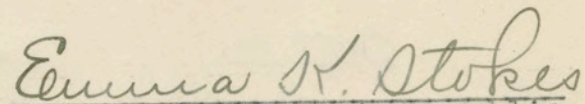
The basic differences between petitioner and this exceptant are as to the classification and value of the land, timber values, and amount of incidental damages.

Although we believe the values reported by the petitioner's appraisers were very liberal and that the findings of the Board of Appraisal Commissioners as to values are substantially too high, we have accepted and will not seek a lower valuation than their findings as shown on the above tables in this case.

As to the classification of the land and the other elements of value we submit that these matters are correctly set forth in the Work Sheets of the Board with reference to this case, and not as set forth in exceptant's statements. These Work Sheets are filed with the record and a copy of these Work Sheets are submitted with copy of the record tendered herewith, and additional copies of the Work Sheets in this case will be furnished if desired.

  
W. C. Armstrong, Attorney  
for Petitioner.

Subscribed to and verified before me this the 8<sup>th</sup> day of September, 1933.

  
Emma K. Stokes, Notary Public.



Not satisfactory

Filed in the Clerk's Office  
Rockingham County, Va.

AUG 19 1933

J. Robert Hunt Clerk

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Annie E. Hedrick Tract No. 248,

Copy of original claim and other papers required  
by the arbitrators in the public park  
condemnation proceedings pending in  
the Circuit Court of Rockingham County,  
Virginia.

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RALPH H. BADER  
ATTORNEY AT LAW  
HARRISONBURG, VIRGINIA

August 14, 1933

Hon. Philip Williams,  
Chairman, Board of Arbitration,  
Winchester, Virginia.

Dear Sir:

I have appointed Mr. Ralph H. Bader, attorney-at-law, of Harrisonburg, Virginia, to represent me in all matters connected with the acquisition of lands owned by me for the use of the Shenandoah National Park.

Yours very truly,

*Annie E. Hedrick*



IN THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA

The State Commission on Conservation  
and Development of the State of Virginia.

vs.

Cassandra Lawson Atkins and others, and  
52,561 acres, more or less, of land in  
Rockingham county, Virginia.

In compliance with the order entered in the above entitled  
case on the <sup>1st</sup>~~25th~~ day of October, 1932, and in response thereto,  
your defendant respectfully states that the tract or parcel of  
land within the area sought to be condemned, ownership of which  
is claimed by her, and with reference to which she has filed her  
objections, is the same tract or parcel which was found by the  
Appraisal Commissioners to be land owned by her; being Tract No.  
248, as shown and delineated on the map filed with the report,  
and exhibit sheets thereto attached, made by said Commissioner.

ANNIE E. HEDRICK

By Counsel

Sigurd Ralph H. Bader  
Counsel



IN THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA.

State Commission on Conservation and  
Development of the State of Virginia

vs.

Cassandra Lawson Atkins and others, and  
52,501 acres of land in Rockingham County, Virginia.

Motion to set aside and disapprove the report of the Board of  
Appraisal Commissioners.

Comes now the claimant, Annie E. Hedrick, and asks and requests the Court to set aside, decline to accept and disapprove the report of the Board of Appraisal Commissioners filed in this cause with reference to this defendant in Tract No. 248, which said tract contains 143 acres and is situate near Island Ford, in Stonewall District, Rockingham County, Virginia; for the following reasons:

(1) Because the value placed upon the said land and timber by the Board of Appraisal Commissioners is grossly inadequate.

(2) Because the finding or findings in question are so manifestly inadequate when considered together with the evidence before the Court, as to justify a finding that in making such finding or findings the Board of Appraisal Commissioners or some of them were affected or influenced by some mistake of law as to the nature and effect of the evidence, with reference to which such finding or findings were made.

Wherefore, the said Annie E. Hedrick prays the Court that an order may be entered setting aside, declining to accept, and disapproving the report of the Board of Appraisal Commissioners in so far as it relates to or affects the said lands owned and claimed by the said Annie E. Hedrick.

Said Annie E. Hedrick further moves the Court to exclude her said lands from the Park area and to release her said lands from the said condemnation proceedings.

Your movant herewith files affidavits as to the value of the said land.

ANNIE E. HEDRICK  
By counsel

Signed Ralph H. Bader  
Counsel



IN THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA.

State Commission on Conservation and  
Development of the State of Virginia

vs.

Cassandra Lawson Atkins and others, and  
52,501 acres of land in Rockingham County, Virginia.

Affidavit to be read in connection with motion of Annie E.  
Hedrick to have the finding of the Board of Appraisal Commissioners  
disapproved in connection with its finding No.248.

State of Virginia,

County of Rockingham, to-wit:

This day personally appeared before me Ralph H. Badu  
a Notary Public in and for the County of Rockingham, in the State  
of Virginia, A. D. Sellers, who being duly sworn  
deposes and says as follows:

That he is well acquainted with the tract of land belonging to  
Annie E. Hedrick, containing about 143 acres, situate Near Island Ford  
in Stonewall District, Rockingham County, Virginia, known as Tract  
No. 248, in the report of the Board of Appraisal Commissioners;  
and that the amount allowed by said Commissioners for said land is  
grossly inadequate; the same being well worth the sum of \$2,359.50.

(Signed) A. D. Sellers

Subscribed and sworn to before me this 27th day of September, 1932.

(Signed) Ralph H. Badu  
Notary Public.



IN THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA.

State Commission on Conservation and  
Development of the State of Virginia

vs.

Cassandra Lawson Atkins and others, and  
52,501 acres of land in Rockingham County, Virginia.

Affidavit to be read in connection with motion of Annie E.  
Hedrick to have the finding of the Board of Appraisal Commissioners  
disapproved in connection with its finding No.248.

State of Virginia,

County of Rockingham, to-wit:

This day personally appeared before me Ralph H. Bader  
a Notary Public in and for the County of Rockingham, in the State  
of Virginia, A. G. Sowers, who being duly sworn  
deposes and says as follows:

That he is well acquainted with the tract of land belonging to  
Annie E. Hedrick, containing about 143 acres, situate near Island Ford  
in Stonewall District, Rockingham County, Virginia, known as Tract  
No. 248, in the report of the Board of Appraisal Commissioners;  
and that the amount allowed by said Commissioners for said land is  
grossly inadequate; the same being well worth the sum of \$2,359.50.

(Signed) A. G. Sowers

Subscribed and sworn to before me this 22<sup>nd</sup> day of September, 1932.

(Signed) Ralph H. Bader  
Notary Public.



Claim of Annie E. Hedrick  
In the Circuit Court of Rockingham County, Virginia, No. \_\_\_\_\_, At Law.  
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. \_\_\_\_\_

more or less, of land in Rockingham County, Virginia, Defendants.  
The undersigned, in answer to the petition of the State Commission on Conservation and Development of the State of Virginia, and in response to the notice of condemnation awarded upon the filing of said petition and published in accordance with the order of the Circuit Court of Rockingham County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is Annie E. Hedrick

My post office address is Island Ford, Virginia.

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 144 acres, on which there are the following buildings and improvements: None

This land is located about 1 miles from Island Ford Virginia, in the \_\_\_\_\_ Magisterial District of said County.

I claim the following right, title, estate or interest in the tract or parcel of land described above: (In this space claimant should say whether he is sole owner or joint owner, and if joint owner give names of the joint owners. If claimant is not sole or joint owner, he should set out exactly what right, title, estate or interest he has in or to the tract or parcel of land described above.)

By inheritance from my father, Capt. John I. Wood.

The land owners adjacent to the above described tract or parcel of land are as follows:

North E.B. Sellers

South " Big Survey"

East E.B. Sellers Harrison

West M.H. Harrison

I acquired my right, title, estate or interest to this property about the year 1921 in the following manner:

The said land was inherited from my father,

Capt. Jon I. Wood

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 3600.00. I claim that the total value of my right, title, estate or interest, in and to this tract or parcel of land with the improvements thereon is \$ 3600.00.

I am the owner of 320 acres of land adjoining the above described tract or parcel of land but lying outside the Park area, which I claim will be damaged by the proposed condemnation of lands within the Park area, to the extent of \$ 500.00.

(In the space below should be set out any additional statements or information as to this claim which claimant desires to make; and if practicable he should also insert here a description of the tract or parcel of land by metes and bounds).

Remarks: The home farm nearby will be deprived of fuel which annually amounts to about thirty dollars which is required and necessary for said farm.

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 17th day of February, 1930-1931 (Signed) Annie E. Hedrick  
per J.C. Hedrick agt  
STATE OF VIRGINIA, COUNTY OF Rockingham, To-wit:

The undersigned hereby certifies that Annie E. Hedrick  
the above named claimant personally appeared before him and made oath that the matters and things appearing in his above answer are true to the best of his knowledge and belief, this 17th day of Feby 1931-1930

(Signed) P.B.F. Good

Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.



IN THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA

State Commission on Conservation and  
Development of the State of Virginia

vs.

Cassandra Lawson Atkins and others, and  
52,501 acres of land in Rockingham County, Virginia.

Affidavit to be read in connection with motion of Annie E.  
Hedrick to have the finding of the Board of Appraisal Commissioners  
disapproved in connection with its finding No. 248.

State of Virginia,

County of Rockingham, to-wit:

This day personally appeared before me Ralph H. Bader  
a Notary Public in and for the County of Rockingham, in the State  
of Virginia, W. D. Sellers, who being duly sworn  
deposes and says as follows:

That he is well acquainted with the tract of land belonging to  
Annie E. Hedrick, containing about 143 acres, situate near Island Ford  
in Stonewall District, Rockingham County, Virginia, known as Tract  
No. 248, in the report of the Board of Appraisal Commissioners;  
and that the amount allowed by said Commissioners for said land is  
grossly inadequate; the same being well worth the sum of \$2,359.50.

W. D. Sellers

Subscribed and sworn to before me this 27th day of September, 1932.

Ralph H. Bader  
Notary Public



IN THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA

State Commission on Conservation and  
Development of the State of Virginia

vs.

Cassandra Lawson Atkins and others, and  
52,501 acres of land in Rockingham County, Virginia.

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disapproved in connection with its finding No. 248.

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County of Rockingham, to-wit:

This day personally appeared before me Ralph H Bader  
a Notary Public in and for the County of Rockingham, in the State  
of Virginia, A. G. Souers, who being duly sworn  
deposes and says as follows:

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Annie E. Hedrick, containing about 143 acres, situate near Island Ford  
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No. 248, in the report of the Board of Appraisal Commissioners;  
and that the amount allowed by said Commissioners for said land is  
grossly inadequate; the same being well worth the sum of \$2,359.50.

A G Souers

Subscribed and sworn to before me this 27th day of September, 1932.

Ralph H Bader  
Notary Public



IN THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA

State Commission on Conservation and  
Development of the State of Virginia

Filed in the Clerk's Office  
Rockingham County, Va.

vs.

OCT 1 1932

Cassandra Lawson Atkins and others, and  
52,501 acres of land in Rockingham County, Virginia *Robert S. Sautter* Clerk

Motion to set aside and disapprove the report of the Board of  
Appraisal Commissioners.

Comes now the claimant, Annie E. Hedrick, and asks and requests  
the Court to set aside, decline to accept and disapprove the report  
of the Board of Appraisal Commissioners filed in this cause with  
reference to this defendant in Tract No. 248, which said tract contains  
143 acres and is situate near Island Ford, in Stonewall District,  
Rockingham County, Virginia; for the following reasons:

- (1) Because the value placed upon the said land and timber by  
the Board of Appraisal Commissioners is grossly inadequate.
- (2) Because the finding or findings in question are so manifestly  
inadequate when considered together with the evidence before the  
Court, as to justify a finding that in making such finding or findings  
the Board of Appraisal Commissioners or some of them were affected or  
influenced by some mistake of law as to the nature and effect of the  
evidence, with reference to which such finding or findings were made.

Wherefore, the said Annie E. Hedrick prays the Court that an  
order may be entered setting aside, declining to accept, and disapprov-  
ing the report of the Board of Appraisal Commissioners in so far as  
it relates to or affects the said lands owned and claimed by the said  
Annie E. Hedrick.

Said Annie E. Hedrick further moves the Court to exclude her  
said lands from the Park area and to release her said lands from the  
said condemnation proceedings.

Your movant herewith files affidavits as to the value of the  
said land.

ANNIE E. HEDRICK

By counsel

*Ralph H. Bader*  
Counsel