

GRANTEE: Larry D. White
5361 Scott Drive
Pinson, Ala.

194

CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two hundred seventy five and no/100 Dollars and a mortgage in the amount of \$2,475.00 recorded simultaneously herewith to the undersigned grantor, BLUE CREEK WOOD PRODUCTS, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto LARRY D. WHITE and wife, SANDRA K. WHITE (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

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A part of the W 1/2 of the SE 1/4 of the SE 1/4 of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama, said parcel being more particularly described as follows: as a point of beginning start at the NE corner of the West 1/2 of the SE 1/4 of the SE 1/4; thence run North 89 degrees 28 minutes West and along the North boundary of said twenty for a distance of 272.50 feet to a point; thence run South 0 degrees 39 minutes East for a distance of 155.75 feet to a point; thence run North 89 degrees 21 minutes East for a distance of 140.00 feet to a point; thence run South 0 degrees 39 minutes East for a distance of 311.73 feet to a point on the North right of way margin of the Lower Kingdom Road, a 60 foot right of way; thence run South 72 degrees 00 minutes East and along the curving North margin of said road for a chord distance of 70.78 feet to a point; thence run South 64 degrees 11 minutes East and along the North margin of said road for a distance of 73.04 feet to a point on the East boundary of the W 1/2 of the SE 1/4 of SE 1/4; thence run North 0 degrees 39 minutes West and along the East boundary of said twenty for a distance of 517.09 feet to the point of beginning.

LESS AND EXCEPT: Oil, gas, mineral and mining rights, all rights incident thereto reserved in Deed Book 51, Page 258.

SUBJECT TO: Right of way to Shelby County, Alabama recorded in Deed Book 191, Page 413.

SUBJECT TO: Planning, zoning, health and other governmental regulations if any, affecting subject property.

SUBJECT TO all reservations, restrictions, easements and right of ways of record.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to

Peoples Bank

the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President Nelda Cofer Weaver who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of December 1985.

BLUE CREEK WOOD PRODUCTS, INC.

ATTEST:

A. Glenn Weaver

Nelda Cofer Weaver
Nelda Cofer Weaver, President

STATE OF ALABAMA }

JEFFERSON COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nelda Cofer Weaver whose name as President of BLUE CREEK WOOD PRODUCTS, INC., 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, she, 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 30th day of December 1985.

Russell W. Scaring
Notary Public

MY COMMISSION EXPIRES 9-27-87

THIS INSTRUMENT PREPARED BY:
Nancy Allison
412 4th Avenue, Bessemer, Alabama

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

1986 JAN -6 AM 9:37

F. Thomas A. Scarborough, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		1.50
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	6.50