

GRANTEE: Ben P. Littleton
2113 Aaron Road
Helena, AL 3508

1760
STATUTORY FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FOUR THOUSAND FIVE HUNDRED FIFTY AND NO/100 DOLLARS to the undersigned grantor, BLUE CREEK LAND COMPANY, 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 BEN P. LITTLETON and wife, MARGARET F. LITTLETON (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the South 1/2 of the Northwest 1/4 of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, said parcel being more particularly described as follows: to find the point of beginning start at the Southwest corner of the Northwest 1/4; thence run in a Northerly direction and along the West boundary of said Section 35, for a distance of 349.40 feet to a point; thence turn an angle to the left of 83 degrees 24 minutes and run in a Easterly direction for a distance of 60.06 feet; thence with an angle left of 113 degrees 43 minutes run in a Southerly direction for a distance of 22.56 feet to a point; thence continue on the last described course along the East boundary of a 60 foot right of way for a distance of 193.38 feet to a point said point lying 60 feet North of the North boundary of Lot 3, of the Waxa Subdivision and on the North margin of a variable right of way; thence run along the North margin of said variable right of way for the following courses; thence with an interior angle right of 80 degrees 20 minutes run in a Northeasterly direction and parallel to the North boundary of Lot 3 for a distance of 64.85 feet to a point; thence with an interior angle right of 192 degrees 03 minutes run in a Easterly direction for an arc distance of 120.19 feet to a point; thence with an interior angle right of 168 degrees 41 minutes run in a Northeasterly direction for an arc distance of 139.85 feet to a point; thence with an interior angle right of 156 degrees 38 minutes run in a Northeasterly direction parallel to and 60 feet West of the North boundary of Lot 7, of Waxa Subdivision for a distance of 302.04 feet to a point; thence with an interior angle right of 156 degrees 14 minutes, run in a Northerly direction for an arc distance of 116.88 feet to a point, said point 60 feet West and perpendicular to the center West corner of Lot 10; thence with an interior angle right of 156 degrees 14 minutes run in a Northerly direction for a distance of 124.72 feet to a point said point lying 60 feet West and perpendicular to the center West corner of Lot 11; thence with an interior angle right of 214 degrees 02 minutes run in a Northeasterly direction for an arc distance of 219.84 feet to a point; thence with an interior angle right of 214 degrees 02 minutes run in a Northwesterly direction for a distance of 76.56 feet to a point said point lying 60 feet North and perpendicular to the Northeast corner of Lot 12; thence with an interior angle right of 221 degrees 57 minutes run in a Easterly direction for an arc distance of

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418.65 feet to a point, said point lying 60 feet East and perpendicular to the Eastern most corner of Lot 13; thence with an interior angle right of 221 degrees 57 minutes run in a Southeasterly direction for a distance of 81.17 feet to a point; thence with an interior angle right of 129 degrees 22 minutes run in a Easterly direction for an arc distance of 181.24 feet to a point; thence with an interior angle right of 129 degrees 22 minutes run in a Northeasterly direction and 60 feet West of the Northwest corner of Lot 19 for a distance of 181.12 feet to a point; thence with an interior angle right of 206 degrees 13 minutes continue in a Northeasterly direction for an arc distance of 152.44 feet to a point said point lying 60 feet North and perpendicular to the Northwest corner of Lot 21; thence with an interior angle right of 206 degrees 13 minutes run in a Easterly direction for a distance of 8.56 feet to a point said point lying on the West margin of a 60 foot right of way here and excepted; thence with an interior angle right of 172 degrees 20 minutes continue in a Easterly direction for a distance of 71.06 feet to the point of beginning, said point lying on the East margin of said 60 foot right of way; thence with an interior angle right of 213 degrees 20 minutes continue along the North margin of said variable right of way run in a Southeasterly direction 60 feet East of the Northeast corner of Lot 21 for a distance of 127.46 feet to a point said point lying 60 feet North of the North boundary of Lot 23; thence with an interior angle right of 128 degrees 25 minutes run in a Northeasterly direction and parallel to the North boundary of said Lot 23 for a distance of 91.73 feet to a point; thence with an interior angle right of 149 degrees 26 minutes run in a Northeasterly direction for an arc distance of 227.57 feet to a point said point lying 60 feet West and perpendicular to the Southwest corner of Lot 28; thence with an interior angle right of 149 degrees 26 minutes run in a Northerly direction and parallel to the West boundary of said Lot 28 for a distance of 49.09 feet to the point of ending of said variable right of way, said point lying on the South margin of a 60 foot right of way 30 feet from the centerline of a gravel road; thence along the South of said right of way for the following courses; thence with an interior angle right of 86 degrees 55 minutes run in a Westerly direction and along said right of way for a distance of 107.4 feet to a point; thence with an interior angle right 194 degrees 03 minutes continue in a Westerly direction and along said right of way for a distance of 133.08 feet to a point; thence with an interior angle right of 163 degrees 37 minutes continue in a Westerly direction and along said right of way for a arc distance of 147.39 feet to a point; thence with an interior angle right of 149 degrees 34 minutes run in a Southwesterly direction and along said right of way for a distance of 62.73 feet to a point, said point lying at the intersection of the East margin of a 60 foot right of way; thence with an interior angle of 107 degrees 59 minutes right run Southeasterly, along said line, 73.12 feet; thence with an interior angle 167 degrees 25 minutes right run Southeasterly, along said line, curving to the left an arc distance of 85.22 feet; thence turn an interior angle of 167 degrees 25 minutes right run Southeasterly, along said line, 78.99 feet to the point of beginning.

The Grantor herein assumes no liability for any loss or damage to persons or property, by reason of subject property lying within a flood plain.

SUBJECT TO all restrictions, reservations, easements and right of ways of record or in evidence through use.

Blue Creek Land Company, Inc. was formerly known as Blue Creek Wood Products, Inc. until its name was changed by instrument recorded on June 10th, 1988 in the Office of the Judge of Probate, Jefferson County, Alabama in Real Book 702, Page 891 and 892.

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 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.

IN WITNESS WHEREOF, the said GRANTOR, by its President A. Glenn Weaver who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of December, 1988.

BLUE CREEK LAND COMPANY, INC.

A. Glenn Weaver
A. Glenn 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 A. Glenn Weaver whose name as President of BLUE CREEK LAND COMPANY, 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, 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 30th day of December, 1988.

Nancy Carol Allison
Notary Public

MY COMMISSION EXPIRES OCTOBER 24, 1990

THIS INSTRUMENT PREPARED BY:
Blue Creek Land Company, Inc.
412 4th Avenue, Bessemer, Alabama

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

89 JAN 26 PM 12:10

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 5.00
2. Mtg. Tax	
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	18.50