

This instrument was prepared by

1804

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of An Exchange of Lands

to the undersigned grantor, Seaman Timber 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

✓ Ralph Bryan Edwards and wife, Bargara Ann Edwards

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama:

A parcel of land situated in the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 17, Township 24 North,  
Range 12 East, described as follows:

Beginning at the SW corner of Section 17, go North 00 deg. 56 min. 12 sec. West  
along the West boundary of said Section for 518.32 feet to the point of beginning;  
thence continue along previous course for 506.00 feet to the point of intersection  
of the West boundary of Section 17 and the Easterly boundary of Highway No. 139;  
thence North 89 deg. 03 min. 48 sec. East for 172.00 feet; thence South 00 deg.  
56 min. 12 sec. East for 506.00 feet; thence South 89 deg. 03 min. 48 sec. West  
for 172.00 feet to the point of beginning, containing 2.00 acres, more or less,  
According to survey of James A. Riggins, Registered Land Surveyor, dated March  
14, 1989.

Subject to easements and rights of way of record.

The parcel herein conveyed to the grantees adjoins other property presently owned  
or held by said grantees.

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As a part of the consideration for the exchange of lands by and between the grantor and  
the grantees, and as a part of the consideration for the execution of this deed, the  
grantees specifically agree to, and do hereby, grant to the grantor what is commonly  
known as "the right of first refusal" in, to, and for the property as described above  
which is hereby conveyed to the grantees, for and during the lifetimes of the respective  
grantees and, to be binding upon the heirs, assigns, and devisees of said grantees, for  
a period of twenty-one (21) years after the death of the survivor of said grantees. The  
grantees, for themselves, their heirs, successors and assigns, specifically agree that,  
during such period of time, they will not sell or otherwise convey said property to any  
person, corporation, or other entity without first offering the sale of said property to  
the grantor, or its successors and assigns, at and for the same price, and under the  
same terms and conditions, as said grantees offer the sale thereof to such other person,  
corporation, or entity, and further, that any such offer to the grantor shall be in  
writing and shall allow the grantor a reasonable time in which to accept said written offer.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of  
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, 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 GRANTEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, James D. Seaman  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the \_\_\_ day of March, 1989.

ATTEST:

*James D. Seaman*  
Secretary

SEAMAN TIMBER COMPANY, INC.

By *James D. Seaman* President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned James D. Seaman a Notary Public in and for said County in said  
State, hereby certify that whose name as President of Seaman Timber 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,

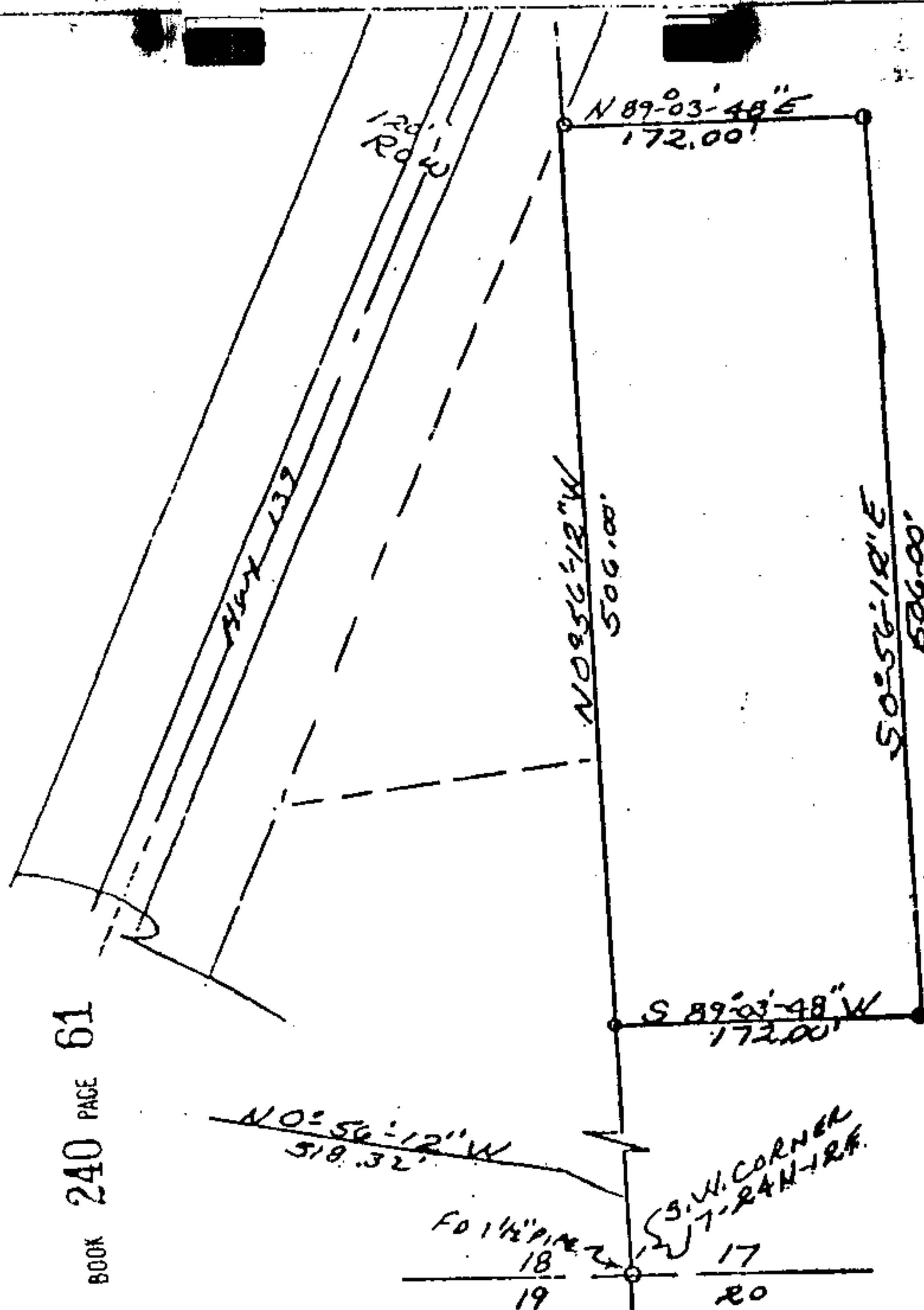
Given under my hand and official seal, this the 29th day of

March 1989.

P.O. Box 119  
Wilton, AL

*James D. Seaman*  
Notary Public

My Commission Expires April 2, 1991



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N  
SCALE: 1" = 100'

STATE of ALABAMA:  
COUNTY of SHELBY:

I, James A. Riggins, a registered Land Surveyor in the State of Alabama, hereby certify that the foregoing is a true and correct map of a parcel of land situated in the S.W. 1/4 of the S.W. 1/4 of Section 17, Township 24 North, Range 12 East, described as follows:

Beginning at the S.W. Corner of Section 17 go North 00 Degrees 56 Minutes 12 Seconds West along the West Boundary of said Section for 518.32 feet to the Point of Beginning; thence continue along previous course for 506.00 feet to the Point of Intersection of the West Boundary of Section 17 and the Easterly Boundary of Highway No. 139; thence North 89 Degrees 03 Minutes 48 Seconds East for 172.00 feet; thence South 00 Degrees 56 Minutes 12 Seconds East for 506.00 feet; thence South 89 Degrees 03 Minutes 48 Seconds West for 172.00 feet to the Point of Beginning, containing 2.00 Acres more or less.

DATE: MARCH 14, 1989

SIGNED:

*James A. Riggins*  
James A. Riggins Reg. No. 9428

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

89 MAY 25 AM 11:21

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Local Tax: 2.00  
2. Mfg. Tax: 0.00  
3. Recording Fee: 5.00  
4. Indexing Fee: 2.00  
TOTAL: 9.00