

1640

This Instrument Was Prepared By:
C. Barton Adcox
ROSEN, HARWOOD, COOK & SLEDGE, P.A.
1020 Lurleen Wallace Blvd., North
Post Office Box 2727
Tuscaloosa, Alabama 35403

13,270.40

THE STATE OF ALABAMA
COUNTY OF SHELBY

CORPORATION STATUTORY WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of other good and valuable consideration and the further sum of Ten and no/100 Dollars, to the undersigned Grantors, BRIERFIELD LAND & TIMBER, INC.; SGD TIMBER ACQUISITION, INC.; and MULTILAND, INC., all Alabama business corporations, (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto VAN MARCUS and wife, DIANE P. MARCUS, (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, the following described real estate, situated in Shelby County, Alabama, to-wit:

SURFACE RIGHTS ONLY IN AND TO THAT CERTAIN PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET OUT FULLY AT THIS POINT.

This conveyance is made subject to:

- (a) All existing restrictions, easements, rights-of-way, ordinances, laws, regulations, assessments, utility easements affecting the property conveyed herein;
- (b) Ad Valorem taxes for the current year;
- (c) Rights or claims of parties in possession not shown by the public records;
- (d) Easements, or claims of easements, not shown by the public records;
- (e) Encroachments, overlaps, boundary line disputes, or other matters affecting the Property;
- (f) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (g) Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created an riparian rights, if any;
- (h) Taxes or special assessments which are not shown as existing liens by the public records.

3492 Westbury Rd.
Mountain Rest, AL

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(1) No warranty is made as to the exact amount of acreage contained in the Property herein conveyed.

In addition to the foregoing and not in limitation thereof, Grantors specifically reserve all minerals and non-mineral substances and mining rights together with the right to explore for and remove said minerals and non-mineral substances without using the surface of the Property. By acceptance hereof, Grantees, for themselves and for their successors, personal representatives, heirs and assigns, hereby release Grantors, their successors and assigns, from damages resulting from past and future mining operations.

To Have and to hold unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor, their heirs and assigns forever.

IN WITNESS WHEREOF, the said BRIERFIELD LAND & TIMBER, INC., has hereunto set its signature by KERMIT L. STEPHENS, its President; the said SGD TIMBER ACQUISITION, INC., has hereunto set its signature by SCOTT G. DAVIS, its President; and the said MULTILAND, INC., has hereunto set its signature by JAMES L. HINTON, its President duly authorized on this the 30th day of October, 1989.

ATTESTED:

BRIERFIELD LAND & TIMBER, INC.

BY:

[Signature]
Its Secretary

BY:

[Signature]
Its President

ATTESTED:

SGD TIMBER ACQUISITION, INC.

BY:

[Signature]
Its Secretary

BY:

[Signature]
Its President

ATTESTED:

MULTILAND, INC.

BY:

[Signature]
Its Secretary

BY:

[Signature]
Its President

THE STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that KERMIT L. STEPHENS, whose name as President of BRIERFIELD LAND & TIMBER, INC., 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 instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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Given under my hand and seal of office this 30th day
of October, 1989.

Joseph L. Shonosh
Notary Public

My Commission Expires:

5-11-93

THE STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that SCOTT G. DAVIS, whose name as President of SGD TIMBER ACQUISITION, INC., 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 instrument, 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 seal of office this 30th day
of October, 1989.

Joseph L. Shonosh
Notary Public

My Commission Expires:

5-11-93

THE STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES L. HINTON, whose name as President of MULTILAND, INC., 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 instrument, 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 seal of office this 30th day
of October, 1989.

Joseph L. Shonosh
Notary Public

My Commission Expires:

5-11-93

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EXHIBIT "A"

All that part of the SE 1/4 of the NW 1/4 of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama, which lies south and East of a county gravel road having a 60 ft. Right-of-Way.

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

89 NOV 28 PM 1:14

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$	<u>13.50</u>
2. Mtn. Tax -----	\$	
3. Recording Fee -----	\$	<u>10.00</u>
4. Notary Fee -----	\$	<u>4.00</u>
5. -----	\$	
6. Certified Stamp Fee --	\$	<u>1.00</u>
Total -----	\$	<u>28.50</u>