

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20070727000350100 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
07/27/2007 09:15:40AM FILED/CERT

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Seaman Foundation

(Address) 1051 Highway 25 South

Montevallo, AL 35115

MINIMUM VALUE: \$10,000.00

Corporation Form Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR, (\$1.00), AND OTHER GOOD AND VALUABLE CONSIDERATION-----DOLLARS** to the undersigned grantor, **SEAMAN TIMBER COMPANY, INC., an Alabama Corporation**, (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **SEAMAN FOUNDATION, an Alabama non-profit Corporation** (herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Part of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 17 and part in the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 24 North, Range 12 East, described as follows: Commence at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18 and go North 89 degrees 19 minutes 44 seconds West along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 384.19 feet to the Point of Beginning; thence South 05 degrees 28 minutes 00 seconds East for 754.45 feet; thence North 82 degrees 36 minutes 32 seconds East for 2.05 feet to the Westerly boundary of Alabama State Highway No. 139; thence North 24 degrees 42 minutes 14 seconds East along said Westerly boundary for 802.93 feet to an existing right of way monument; thence North 21 degrees 04 minutes 58 seconds West for 78.27 feet to a point on a curve to the right on the Southerly Boundary of Alabama State Highway No. 25, said curve having a central angle of 11 degrees 27 minutes 10 seconds and a radius of 1160.61 feet; thence Westerly along said curve for 232.00 feet; thence North 03 degrees 45 minutes 40 seconds West for 10.00 feet to a point on a curve to the right on the Southerly Boundary of Alabama State Highway No. 25, said curve having a central angle of 07 degrees 41 minutes 57 seconds and a radius of 1150.61 feet; thence Westerly along said curve for 154.61 feet; thence South 05 degrees 28 minutes 00 seconds East for 23.87 feet to the Point of Beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT:

Any portion of the above-described real property which was conveyed by Grantor to the State of Alabama on August 23, 2006, pursuant to Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at instrument number 2006-0831000429130.

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SUBJECT TO:

Right of way to Alabama Power Company as set forth in Deed Book 167, page 388, as recorded in the Probate Office of Shelby County, Alabama.

Buried cable easement to South Central Bell Telephone and Telegraph Company as set forth in Deed Book 254, Page 264 in the Probate Office of Shelby County, Alabama.

Less and except any part lying within roadway.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 318, Page 300.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by **Janet W. Seaman**, as **President**, who is authorized to execute this conveyance, hereto set its signature and seal, this the 20th day of **July**, 2007.

Seaman Timber Company, Inc.

Janet W. Seaman
By: Janet W. Seaman
Its: President

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Janet W. Seaman** 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, 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 20th day of **July**, 2007.

L. Michelle K. Damp
Notary Public
My Commission Expires: 3/17/2011

Shelby County, AL 07/27/2007
State of Alabama

Deed Tax: \$10.00