
TIMBER DEED

2741

THE STATE OF ALABAMA

(NO FEDERAL STAMP REQUIRED)

SHELBY COUNTY

THIS INDENTURE made and entered into on this the 14th day of June, 1941, by and between K. B. Nickerson and wife, Lois Nickerson, parties of the first part, and C. H. Fulton, ^ypart/of the second part, WITNESSETH:

That for and in consideration of the sum of Fifty five & 00/100 Dollars cash in hand paid to the undersigned parties of the first part by said party of the second part, the receipt of which is hereby acknowledged, the said parties of the first part, do hereby grant, bargain, sell and convey unto the said party of the second part, the following described property, to-wit:

All pine trees and pine timber, eight inches, or more, in diameter, measured eight inches from the ground, now standing, being or lying, or which within the period hereinafter mentioned may grow, upon the following described lands, which are located in Shelby County, Alabama, to-wit:

The west half of the south east quarter of the south east quarter and all of the south west quarter of the south east quarter, except five acres in the south west corner; all in Section 36 Township 20 Range 3 West.

Also for the consideration above named said parties of the first part do hereby grant, bargain, sell and convey unto said party of the second part the right to go over and under said lands and any other lands we own and any and all parts thereof at any and all times, and the right to cut, build, operate and maintain all necessary or convenient wagon roads, tram roads, spur tracks, railroads, and other roads and dump grounds thereon free of any cost or damage whatever, for the convenient removal of said timber or other property over or across said lands, and also for the convenient removal over and across said lands of any other timber or property now owned or hereafter acquired by said party of the second part, successors or assigns, together with the use of necessary or convenient timber, earth and rock in the construction, operation and maintenance of such rights of way. Also the right to locate, build operate and maintain saw mills, planing mills, log and lumber yards, houses and such other buildings and structures on said land as may be convenient or necessary for the manufacture of the timber from said lands or from other lands now owned, or on which second party has the timber interest, or which lands or timber interest second party may hereafter acquire, together with the right to free and unobstructed use of all streams and waters flowing through said lands. The right is also hereby granted Second party to tear down, move and carry away at any time second party may desire all the buildings, rails, machinery, or other improvements or property which may be placed, erected or constructed on said lands by second party, successors, heirs or assigns.

TO HAVE AND TO HOLD the above mentioned property and rights unto said second party, heirs, successors and assigns, for a period of 1½ years from the date of this instrument.

At the expiration of 1½ years from the date of this deed, all timber not so cut and removed shall revert to grantors.

(See next page)

The parties of the first part do for themselves, their heirs, executors and administrators, covenant with said party of the second part, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, and that the same are free from all encumbrances, and that they have a good right to sell and convey the same, that they will and their heirs, executors and administrators shall warrant and defend the same unto the second party, their heirs, successors and assigns forever against the lawful claims of any and all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals on the day and date first above written.

K. B. Nickerson (L.S.)

Lois Nickerson (L.S.)

Filed for record in this office on the 28th day of June, 1941, at 11 o'clock A. M. and recorded in Deed Record #111, on page 543 and examined.

L. C. Walker, Judge of Probate.

ACKNOWLEDGMENT

THE STATE OF ALABAMA

COUNTY OF SHELBY

I, H. R. Evans a Justice of the Peace in and for said County, in said State, hereby certify that K. B. Nickerson and wife, Lois Nickerson whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 16th day of June, 1941.

H. R. Evans
Justice of the Peace

THE STATE OF ALABAMA

COUNTY OF SHELBY

I, H. R. Evans, a Justice of the Peace in and for said County, in said State, do hereby certify that on the 16th day of June, 1941 came before me the within named Lois Nickerson known to me to be the wife of the within named K. B. Nickerson, who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged, that she signed the same of her own free will and accord, and without fear, constraint or threats on the part of the husband.

In witness whereof I have hereunto set my hand this the 16th day of June, 1941.

H. R. Evans
Justice of the Peace

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$. 50 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER,
JUDGE OF PROBATE