

BOOK 167 PAGE 144

STATE OF ALABAMA,
SHELBY COUNTY.

Know all men by these presents, that for and in consideration of Six Hundred & No/100 (\$600.00) Dollars to the undersigned grantor, W. P. Brown & Sons Lumber Company, Inc., in hand paid by T. E. Juzan, the receipt whereof is hereby acknowledged, we the said W. P. Brown & Sons Lumber Company, Inc., do hereby grant, bargain, sell and convey unto the said T. E. Juzan, subject to limitations, reservations and exceptions below stated, the following described real estate, to-wit:

SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 14, Township 22 South, Range 1 West, all in SHELBY County, Alabama, LESS AND EXCEPT all oil, gas, coal, iron ore and other minerals, together with usual, convenient and necessary mining, drilling and removal rights in and to all of the aforesaid lands.

Liability of the grantor under the warranty herein set forth, under covenants of seizin or good right to convey, shall be limited to the actual cash value of the lands herein conveyed, or to the sum of Six Hundred & No/100 Dollars, whichever shall be less, in the event of total failure of title as to all the lands described herein; and in the event of partial failure of title, such liability shall not exceed the sum of Thirty & No/100 Dollars per acre, or cash value whichever is less, for each acre as to which title fails. In the event of any such total or partial failure of title, the liability of the grantor herein shall not include interest, and shall not include any sums for improvements to the aforesaid premises by or for the grantee, heirs or assigns, and shall not include pay for any amounts expended upon said lands for exploratory purposes or otherwise, and total liability shall not in any event be in excess of the amounts above set forth.

There are reserved from this conveyance all trees and timber measuring eight inches or more in diameter at a point twelve inches above the ground now standing, being or lying, or which within a period of 1 year from the date of this conveyance may grow, upon the lands described herein, and the grantor does hereby further reserve unto itself the right to go over and upon the lands described for a period of 1 year for the purpose of cutting and removing said trees and timber.

TO HAVE AND TO HOLD to the said T. E. Juzan, his heirs and assigns, forever, except as aforesaid. And we will and our successors ~~sue~~ warrant and defend the same to the said T. E. Juzan, his heirs and assigns, against the lawful claims of all persons, except as above limited, reserved and excepted.

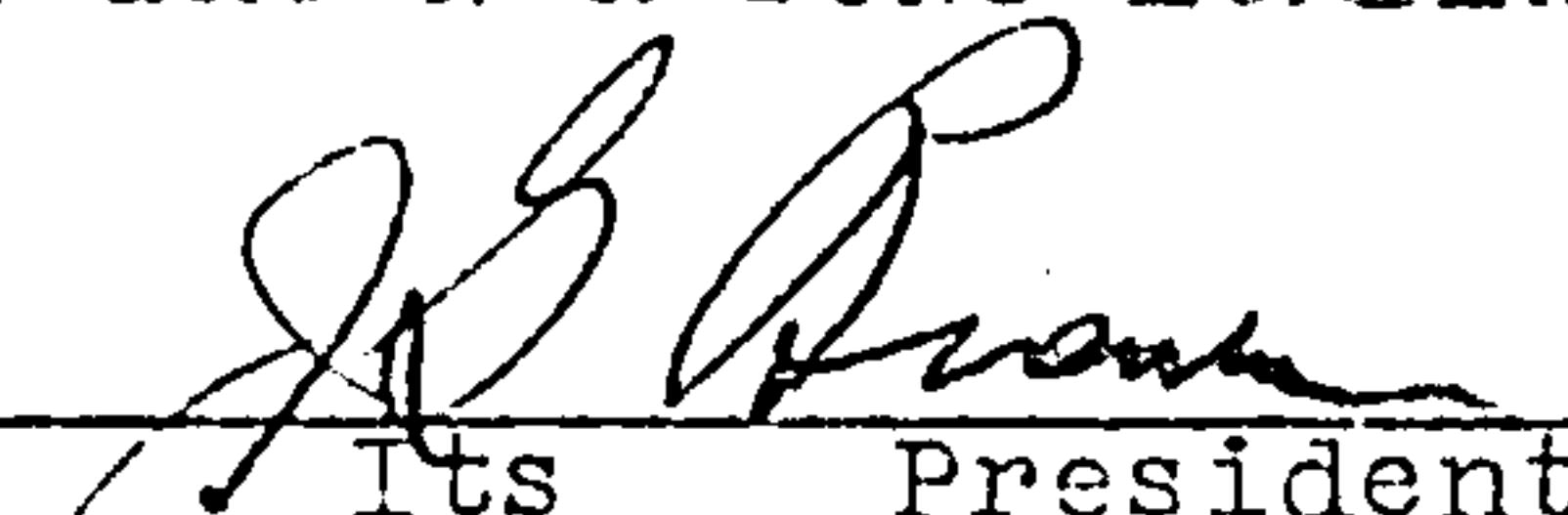
IN WITNESS WHEREOF, we have hereunto set our hand and seal this 1st day of June 1954.

ATTEST:

W. P. BROWN & SONS LUMBER COMPANY, INC. (SEAL)



Its Secretary



By Its President
STATE OF KENTUCKY,
COUNTY OF JEFFERSON.

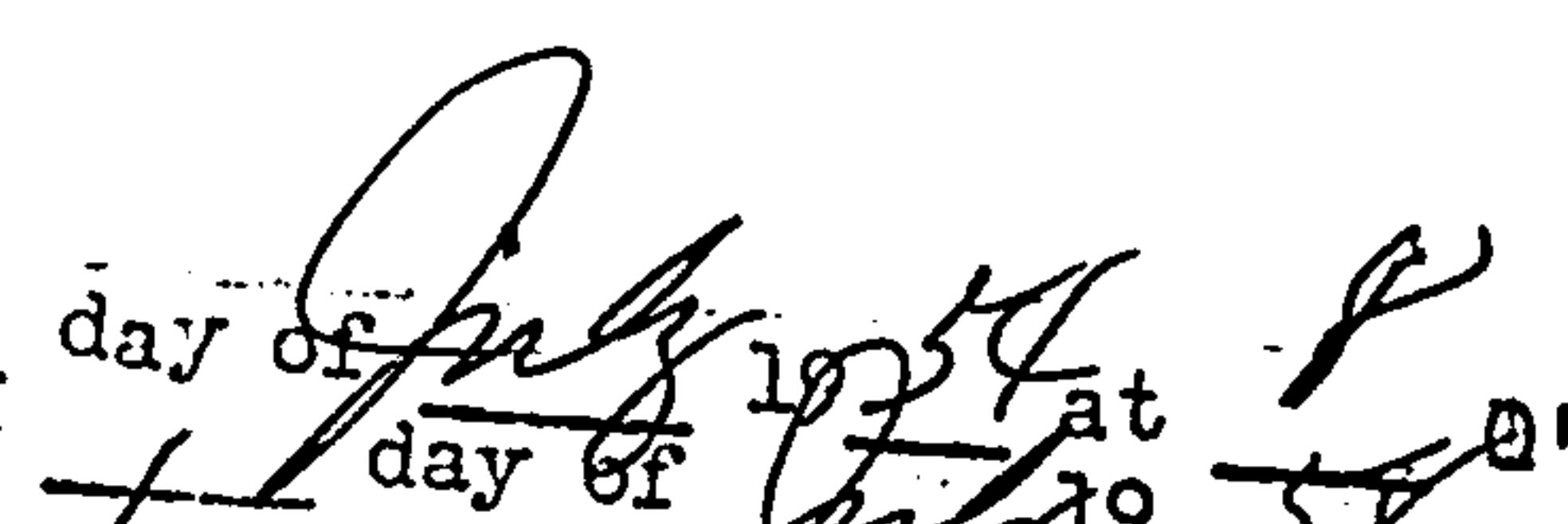
I, M. Driscoll, a Notary Public in and for said County and State, hereby certify that J. G. Brown whose name as President of W. P. Brown & Sons Lumber Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the 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 seal this 1st day of June, 1954.



Notary Public
Notary Public, State of Kentucky
My Commission Expires June 1, 1955.

Filed in the office of the Probate Judge on the 1st day of July 1954 at 8 o'clock A.M.
and recorded in Deed Book 167 Page 144 this 1st day of July 1954 at 8 o'clock A.M.
Deed Tax 1.027 Mortgage Tax 1.027 has been paid.



L.C. Walker, Judge of Probate