

7520.00

State of Alabama

SHELBY

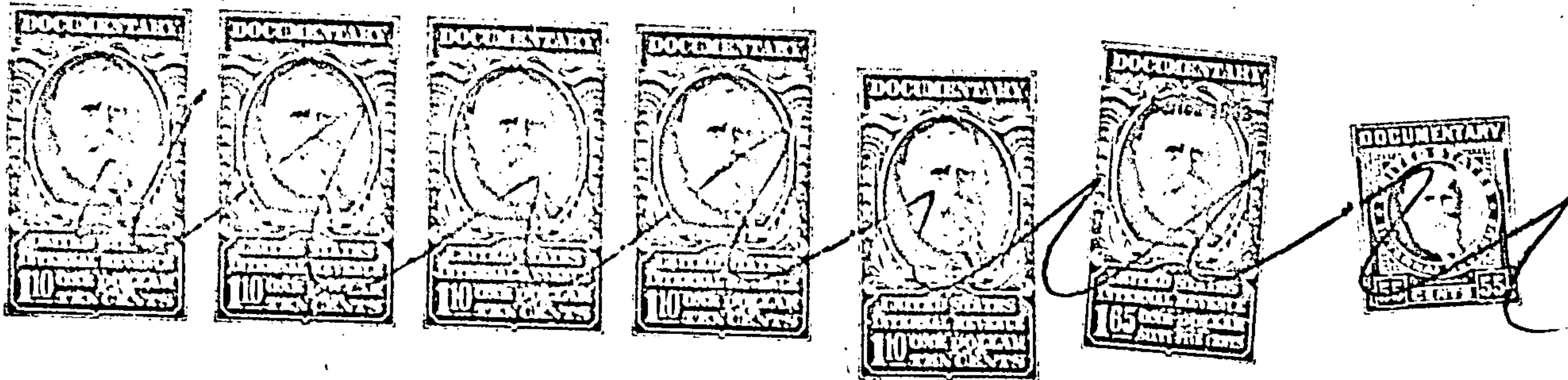
County

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and No/100 (\$1.00) Dollars and a conveyance by the Grantees herein of certain real estate situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 18, Township 24, Range 12 East and in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 17, Township 24, Range 12 East. to the undersigned grantor, Seaman Timber Company, Inc., a corporation, in hand paid by Walter Frances Cleveland and Melford Oliver Cleveland the receipt whereof is acknowledged, the said Seaman Timber Company, Inc., a corporation,

does by these presents, grant, bargain, sell, and convey ~~unto the said~~ a life estate unto the said Walter Frances Cleveland, for and during the time of her natural life, and upon the death of Walter Frances Cleveland, the remainder interest in fee simple unto the said Melford Oliver Cleveland, the following described real estate, situated in Shelby County, Alabama, to-wit:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

All that part of the Northwest Quarter of the Northwest quarter of Section 16, Township 24 North, Range 12 East, that lies West of the dirt road leading from Montevallo to Randolph containing 13.55 acres and situated in Chilton County, Alabama, and the Northeast quarter of Northeast quarter of Section 17, Township 24 North, Range 12 East, containing 40 acres, and situated in Shelby County, Alabama.



a life estate in and to said property unto Walter Frances Cleveland, TO HAVE AND TO HOLD ~~said property unto the said~~ for and during the time of her natural life, and upon the death of Walter Frances Cleveland, the remainder interest in fee simple unto the said Melford Oliver Cleveland, their heirs and assigns, forever. and said Seaman Timber Company, Inc., a corporation, does for itself, its successors and assigns, covenant with said Walter Frances Cleveland and Melford Oliver Cleveland heirs 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 Walter Frances Cleveland and Melford Oliver Cleveland, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Seaman Timber Company, Inc., a corporation, has hereunto set its signature by James D Seaman its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 22nd day of October, 1965.

ATTEST:

SEAMAN TIMBER COMPANY, INC.

By

Secretary.

President.

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9/10/65

TO

CORPORATION
WARRANTY DEED

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

State of Alabama

SHELBY County }

I, Bryan Chancey, a Notary Public in and for said county in said state, hereby certify that James D. Seaman, whose name as President of the 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 22nd day of October, 1965.

Bryan Chancey
Notary Public.
STATE-AT-LARGE

1720
105
750
825

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/23/65
10/23/65
RECORDED & S. 1470. TAX
& \$2.50 TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Fowler
JUDGE OF PROBATE