

This instrument was prepared by

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(Address) 2017-E Avenue F, Birmingham, Alabama

Form 1-2-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

3378

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED AND 00/100 (\$ 100.00) - - - - - DOLLARS
and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

MARIE NIVEN AND HUSBAND, JAMES R. NIVEN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

CHELSEA TIMBER COMPANY, INC., A CORPORATION

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby**
County, Alabama, to-wit:

Commence at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 21
South, Range 1 West; thence run South along the West line of said $\frac{1}{4}$ $\frac{1}{4}$
Section a distance of 849.31 feet to the point of beginning; thence continue
South along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 29.10 feet;
thence turn an angle of 120 deg. 40' to the left and run a distance of
464.30 feet; thence turn an angle of 76 deg. 49' to the right and run a
distance of 138.51 feet to the North R.O.W. line of the Columbiana By-Pass
or Alabama Hwy. No. 25; thence turn an angle of 107 deg. 44' to the right
and run along said R.O.W. line a distance of 497.30 feet; thence turn an
angle of 21 deg. 10' to the right and run along said R.O.W. line a distance
of 54.36 feet; thence turn an angle of 21 deg. 10' to the left and run
along said R.O.W. line a distance of 299.00 feet; thence turn an angle of
72 deg. 50' to the right and run a distance of 70.40 feet; thence turn an
angle of 57 deg. 17' to the right and run a distance of 200.92 feet; thence
turn an angle of 77 deg. 35' to the right and run a distance of 273.65 feet
to the point of beginning, situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of
the NW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, Shelby County,
Alabama.

LESS AND EXCEPT that certain property conveyed to Jack Vansant and wife,
Connie Vansant by deed recorded in Deed Book 258, page 109, in the Probate
Records of Shelby County, Alabama.

19740129000004670 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/29/1974 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 23rd
day of January, 1974.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN 29 PM 1:56
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
C. M. J. JUDGE OF PROBATE

(Seal)
(Seal)
(Seal)

Marie Niven (Seal)
James R. Niven (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Marie Niven and husband, James R. Niven
whose name s 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 and official seal this 23rd day of January A. D., 1974.

Public.