19790417000046230 1/4 $.00
Shelby Cnty Judge of Probate,AL
04/17/1979 12:00:00AM FILED/CERT

734

WARRANTY DEED

STATE OF ALABAMA)
: KNOW ALL MEN BY THESE PRESENTS:
SHELBY AND BIBB COUNTIES)

That in consideration of Three Hundred Sixty Thousand and No/100 Dollars ($360,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Myra C. Oates, an unmarried woman, Constance O. Montgomery and husband, Wallace Montgomery, Donna O. Jiminez and husband, Victor Jiminez, and Stacia O. Bearden (formerly Stacia O. Swineg) and husband, Larry D. Bearden (hereinafter referred to as "Grantor"), grant, bargain, sell and convey unto Seaman Timber Company, Inc. (herein referred to as "Grantee"), the following described real estate, situated in Shelby and Bibb Counties, Alabama, to-wit:

BOOK 349 PAGE 734

PARCEL A

All that part of the W-1/2 of the SE-1/4 lying North and West of Old Montevallo and Centreville dirt road, except a strip of land of uniform width being 338 feet wide off of the West side of that part of the W-1/2 of said SE-1/4 lying South of Shoal Creek; also all that part of the SE-1/4 of the SE-1/4 lying North and West of Old Montevallo and Centreville dirt road; all being in Section 13, Township 24, Range 11 East, Bibb County, Alabama.

ALSO, all that part of the NE-1/4 of SE-1/4 of Section 13, Township 24, Range 11 East, lying North and West of Old Montevallo and Centreville dirt road; being situated in Shelby County, Alabama.

ALSO, all that part of S-1/2 of NW-1/4 of Section 18, lying North and West of the Old Montevallo and Centreville dirt road; Also, NE-1/4 of NW-1/4 and all that part of the N-1/2 of SW-1/4, lying North and West of Old Montevallo and Centreville dirt road; all being in Section 18, Township 24, Range 12 East, Shelby County, Alabama;

ALSO, surface rights to the following land: SW-1/4 of SW-1/4 of Section 7, Township 24, Range 12 East; also all of the NE-1/4 of Section 13, Township 24, Range 11 East; Also, NW-1/4 of NW-1/4 of Section 18, Township 24, Range 12 East, all in Shelby County, Alabama.

The above lands contain in the aggregate 475 acres, more or less, in Bibb and Shelby Counties.

Harrison & Conwell

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PARCEL B

A parcel of land situated in the S-1/2 of the SE-1/4 of Section 13, Township 24 North, Range 11 East, and more particularly described as follows: Begin at the intersection of the West side of the SE-1/4 of the SE-1/4 of said Section 13, Township 24 North, Range 11 East, with the North boundary of Alabama Highway No. 25 for point of beginning; thence Westerly along the North right of way line of said Highway a distance of 981.62 feet to a fence, the accepted property line; thence at an angle of 89 deg. 46 min. to the right and run along said fence 382.42 feet; thence turn an angle of 121 deg. 55 min. to the right and run along the old Montevallo-Centreville Road 125.12 feet; thence turn an angle of 10 deg. 25 min. to the left and continue along said road 383.38 feet; thence turn an angle of 5 deg. 49 min. to the left and continue along said road 392.0 feet; thence turn an angle of 14 deg. 33 min. to the left and run along said road 483.4 feet; thence turn an angle of 89 deg. 06 min. to the right and run 65.93 feet to the north boundary of said Alabama Highway No. 25; thence Westerly along said Highway right of way 341.3 feet to the point of beginning; containing 5.42 acres. LESS AND EXCEPT MINERAL RIGHTS.

SUBJECT TO:

1. Easements to Alabama Power Company recorded in Deed Book 127, Page 508; in Deed Book 127, Page 329; in Deed Book 133, Page 583, in Deed Book 136, Page 326; in Deed Book 147, Page 95, in Deed Book 181, Page 29.

2. Easement to Alabama Power Company recorded in Bibb County, Alabama, in Deed Book 33, Page 434; in Deed Book 33, Page 437, and in Deed Book 62, Page 340.

3. Easement to Southern Bell Tel. & Tel. Co. recorded in Deed Book 254, Page 262, in Shelby County, Alabama.

4. Road rights of way to Bibb County, recorded in Bibb County, Alabama, in Deed Book 36, Page 145, and in Deed Book 36, Page 152.

5. Rights of way to Shelby County and/or Bibb County, of record.

6. Right of way to Shelby County, recorded in Probate Office of Shelby County, Alabama, in Deed Book 74, Page 96.

7. Easements to Alabama Power Company recorded in Bibb County, Alabama, in Deed Book 33, Page 434; in Deed Book 33, Page 436; in Deed Book 33, Page 437; and in Deed Book 62, Page 334.

8. Right of way deeds as recorded in the Probate Office of Bibb County, Alabama, in Deed Book 36, Page 145, and in Deed Book 36, Page 152.

9. Less and except right of way for Alabama Highway No. 25.

10. Taxes for 1979 and subsequent years.

The purchase price recited above was paid from a mortgage executed simultaneously herewith.

TO HAVE TO HOLD to the said Grantee, its heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of April, 1979.

MYRA C. OATES

STACIA O. BEARDEN

CONSTANCE O. MONTGOMERY

LARRY D. BEARDEN

WALLACE MONTGOMERY

DONNA O. JIMINEZ

VICTOR JIMINEZ

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STATE OF ALABAMA)
:
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Myra C. Oates, a widow, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April, 1979.

Notary Public

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STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Constance O. Montgomery and husband, Wallace Montgomery, 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 and official seal this 17th day of April, 1979.

Notary Public

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna O. Jiminez and husband, Victor Jiminez, 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 and official seal this 17th day of April, 1979.

Notary Public

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stacia O. Bearden and husband, Larry D. Bearden, 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 and official seal this 17th day of April, 1979.

Notary Public, 1982
My Commission Expires

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

'79 APR 17 PM 4:09

JUDGE OF PROBATE

Deed 360.00
Rec. 8.50
Cert 1.00
369.50

This instrument was prepared by:
Frank M.Bainbridge
1010 Massey Building
Birmingham, AL 35203

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