

TIMBER DEED

664

STATE OF ALABAMA)

COUNTY OF SHELBY)

THIS INDENTURE, made and entered into on this the _____ day of December, 19 79, by and between Hazel Talton and husband, James Talton, and Lorene Holden and husband, W. A. Holden hereinafter referred to as Grantor(s), and GEORGIA-PACIFIC CORPORATION, a Georgia Corporation authorized to do business in the State of Alabama, hereinafter referred to as Grantee,

WITNESSETH: That for and in consideration of the sum of FOUR THOUSAND, FIVE HUNDRED SIXTY & NO/100 (\$4,560) plus Vendor's Lien hereinafter indicated Dollars to Grantors in hand paid by Grantee, the receipt of which is acknowledged, Grantors do hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, all timber described as follows:

all merchantable pine timber

located upon the following described property, lying and being in Shelby County, Alabama, to-wit:

NE 1/4 of NE 1/4 of Section 8, Township 22, Range 1 East, all lying in Shelby County, Alabama.

Sellers retain a Vendor's Lien to secure the balance due of the purchase price which said Vendor's Lien is in the amount of \$10,640.00, and is payable on January 20, 1980, without additional interest, in cash.

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19791219000163900 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1979 12:00:00AM FILED/CERT

being property described in Grantors' deed recorded in Book _____ Page _____, office of the Judge of Probate of Shelby County, Alabama.

(CONTINUED ON REVERSE SIDE)

W. E. H. J.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, in fee simple, together with the full and free right of ingress and egress over all of said lands above described and, if necessary, over the adjoining lands of Grantors, with all necessary easements for logging roads and other easements necessary or convenient to the cutting and removing of said timber and wood, including the right to move and operate upon said lands skidders, tractors or trucks and other machinery and equipment necessary or convenient for cutting and removing the timber and trees herein conveyed.

This conveyance is made subject to the following terms and conditions:

1. Grantee shall have until one year from date hereof, to cut the above mentioned timber, or such portion as it wishes to take. Title to any timber on said property not cut by said date shall revert to Grantors, but said

termination may be extended by Grantee for a maximum of N/A additional (months, years) upon payment

to Grantors of an additional sum of \$ N/A on or before termination date, or a proportional amount of above sum for a shorter period. Grantee shall have one month after termination date to remove its machinery, equipment and other property, including all timber which was cut prior to the termination date.

2. Grantee shall not be obliged to cut or remove any particular quantity or kinds of timber or to carry on its operations at any particular time or times within the terms hereof, or in any particular manner. Grantee may leave on the property such of the timber or parts thereof as it does not desire to take.

3. Grantors covenant that they are lawfully seized and possessed of the aforesaid timber and the lands upon which the same are situated; that same is free from all encumbrances and Grantors have a good right to sell and convey the same; that Grantors will, and their heirs and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

4. Grantors do further agree to place Grantee and keep Grantee in peaceable possession of said property for the term on this contract for the purpose of its exercising its rights hereunder and do hereby agree to protect, indemnify and hold harmless the Grantee from any attempt by anyone to prevent Grantee from the exercise of its rights hereunder and from any claims which may be asserted or sustained against Grantee growing out of Grantee's exercise of its rights hereunder.

5. Special Provisions.

It is understood and agreed that Grantee assumes the risk and responsibility of loss to said timber after the date hereof due to fire, theft, insect damage, or otherwise.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1979 DEC 19 AM 10:21
Thomas P. Snowden, Jr.
JUDGE OF PROBATE

deed tax - 15.50
Rec. 4.00
Ad. 1.00
20.50

19791219000163900 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1979 12:00:00AM FILED/CERT

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on the day and date first above written.

Hazel Talton (L.S.)
(Hazel Talton)

James Talton (L.S.)
(James Talton)

STATE OF ALABAMA

Lorene Holden (L.S.)
(Lorene Holden)

COUNTY OF SHELBY

W. A. Holden (L.S.)
(W. A. Holden)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that

Hazel Talton and husband, James Talton; Lorene Holden and husband, W. A. Holden

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 19 day of December, 19 79.

Frank Ellis Jr
Notary Public