

# TIMBER DEED

STATE OF ALABAMA

COUNTY OF SHELBY



19800320000033800 Pg 1/2 .00  
Shelby Cnty Judge of Probate,AL  
03/20/1980 00:00:00 FILED/CERTIFIED

THIS INDENTURE, made and entered into on this the 20<sup>th</sup> day of March, 1980,  
by and between Milford Lee and wife, Johnnie Ruth Lee

\_\_\_\_\_ 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 TWENTY-SEVEN THOUSAND, NINE HUNDRED  
SEVENTY & NO/100 (\$27,970) 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, 10 inch stump diameter, and larger,

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

PARCEL ONE:

NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 23, Township 24, Range 13 East, Chilton County, Alabama.

PARCEL TWO

NW¼ of NE¼, Section 23, Township 24, Range 13 East, Chilton County, Alabama.  
LESS AND EXCEPT 4 acres, more or less, conveyed to James T. Owens and wife,  
Vicki Y. Owens by deed dated June 2, 1979 recorded in the Office of the Judge  
of Probate, Chilton County, Alabama in Deed Book 639, page 108.  
LESS AND EXCEPT 4 acres, more or less, conveyed to William R. Young and wife,  
Virginia L. Young by deed dated June 4, 1979 recorded in the Office of the  
Judge of Probate, Chilton County, Alabama in Deed Book 639, page 109.

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

(CONTINUED ON REVERSE SIDE)

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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 \_\_\_\_\_ additional (months, years) upon payment

to Grantors of an additional sum of \$ \_\_\_\_\_ 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.

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

Milford Lee (L.S.)  
(Milford Lee)

Johnnie Ruth Lee (L.S.)  
(Johnnie Ruth Lee)

STATE OF ALABAMA

COUNTY OF SHELBY

deed tax 28.00  
rec 300  
end 1.00  
32.00

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

Milford Lee and wife, Johnnie Ruth Lee

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 20 day of March, 1980.

Lance Grasher  
Notary Public