

728,000⁰⁰

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FULL WARRANTY DE



KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid to the undersigned corporation, HUDDLESTON LAND AND TIMBER COMPANY, by JOHN HUDDLESTON; JANE HUDDLESTON AARON; NANCY HUDDLESTON PACKER; MARY H. CHILES REVOC-
ABLE TRUST, dated January 12, 1981; ALICE JEANNE HUDDLESTON; MAGGIE H. DEERING; NANCY S. HUDDLESTON and GEORGE HUDDLESTON, III, hereinafter called grantees and the transfer by said grantees of all of the issued and outstanding shares of Huddleston Land and Timber Company, an Alabama corporation, the receipt whereof is hereby acknowledged, the undersigned, HUDDLESTON LAND AND TIMBER COMPANY, an Alabama corporation, hereinafter called the grantor, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said grantees as tenants-in-common but in the following percentage of ownership:

John Huddleston	20%
Jane Huddleston Aaron	20%
Nancy Huddleston Packer	20%
Mary H. Chiles Revocable Trust, dated 1-12-81	20%
Alice Jeanne Huddleston	10.22%
Maggie H. Deering	3.26%
Nancy S. Huddleston	3.26%
George Huddleston, III	3.26%

the following tract or parcel of land, to-wit:

All coal and other minerals, together with all mining rights, in the following described l. & d.

	Section	Township	Range
S1/2 of NE1/4; North 28 acres of NW1/4 of SE1/4;	21	18	1W
E1/2 of NW1/4; SW1/4 of NW1/4	22	18	1W
SW1/4 of NE1/4; NE1/4 of SW1/4; 25 acres in SW1/4 of NW1/4 conveyed by Lee to Peters by deed September 28, 1881; North 16 acres of NW1/4 of SW1/4; 7 acres in SE corner of NW1/4 of SW1/4;			
SW1/4 of SW1/4 except 2 acres in NW corner	28	18	1W
5 acres in SE corner of SE1/4 of SE1/4;	29	18	1W
NE1/4	32	18	1W
N1/2 of NW1/4; SE1/4 of NW1/4; SW1/4 of SW1/4;	5	19	1W
E1/2 of SE1/4; SW1/4 of SE1/4;	6	19	1W
N1/2 of NE1/4	7	19	1W
S1/2 of NW1/4; N1/2 of SW1/4; NW1/4 of SE1/4 except strip 17 rods wide off the North end of 40.	18	20	3W
and also: an absolute fee simple estate in and to the following described property:			
SW1/4 of NE1/4; SE1/4 of SW1/4; W1/2 of SE1/4	4	19	1W
SE1/4 of SE1/4 and E1/2 of SW1/4 of SE1/4;	8	19	1W
All Section 9 except that part of NE1/4 of SE1/4 lying West of County Road and except that part of SE1/4 of SE1/4 lying East of County Road	9	19	1W
All Section 10 lying West of County Road; NW1/4 of SW1/4 lying East of County Road except 200 x 488 feet South side and East of Road sold to Lonnie Clark; also except 200 x 400 feet South side and 488 feet East of Road sold to Clifton and Nellie Clark less D. L. Parker	10	19	1W
SE1/4 of SW1/4 and SW1/4 of SE1/4	15	19	1W

This Instrument was prepared by:

William C. Gullshorn, Jr. and Charles H. Hartz, Jr.
Attorneys-at-law, P. O. Box 669, Albertville, Alabama

#10525

N1/2 of NW1/4; SW1/4 of NW1/4; SE1/4 of SW1/4;
 S1/2 of SE1/4; E1/2 of NW1/4 of SE1/4; S1/2 of
 NE1/4 of NE1/4; 16 19 1W
 All except (a) SE1/4 of SW1/4 and SW1/4 of SE1/4;
 (b) all East of County Road of NW1/4 of
 SE1/4; 21 19 1W
 NW1/4 of NE1/4; NW1/4; NW1/4 of SW1/4; 22 19 1W
 All (one-half acre) South of Highway of
 SW1/4 of SE1/4; 22 19 1E

and also, NW1/4 of NE1/4; NW1/4; W1/2 of SW1/4 and NE1/4 of SW1/4, all
 in Section 4; NE1/4 of NE1/4; E1/2 of SE1/4 of NE1/4; E1/2 of SE1/4
 and all East of the Florida Short Route Highway of South 620 feet of
 SW1/4 of SE1/4, all in Section 5; all East of Florida Short Route Highway
 of Section 8, except (a) SE1/4 of SE1/4; (b) E1/2 of SW1/4 of SE1/4
 and (c) parcel 150 feet by 400 feet in SE1/4 of SW1/4 which parcel
 was deeded to Stanley S. Swiney on November 1, 1945, all in Township
 19, Range 1 West in Shelby County, Alabama. Also, less and except
 that property deeded to the State of Alabama for Project No. LSF-0214,
 in 1966; less and except all other property included in the above description
 previously conveyed.

This conveyance is made subject to covenants, restrictions, reservations
 and easements heretofore imposed upon the subject property.

It being the intention of the parties to convey to the grantees and
 in their respective percentages of ownership as indicated above, all
 of the real estate owned by the grantor or any interest owned by the
 grantor.

TO HAVE AND TO HOLD, the said tract or parcel of land unto the said
 grantees and in the respective percentage of ownership as listed above,
 and unto their assigns, in fee simple forever; and for the considera-
 tion aforesaid it does for itself, its successors and assigns, covenant
 to and with the said grantees that it is lawfully seized and possessed
 in fee simple of said tract or parcel of land; that it has a good and
 lawful right to sell and convey the same as aforesaid; that the same
 is free of all encumbrances; and that it, the said grantor will for-
 ever warrant and defend the title thereto against the lawful claims
 of all persons whomsoever.

IN WITNESS WHEREOF, it has hereunto set its hand and seal this the
20th day of February, 1981.

HUDDLESTON LAND AND TIMBER COMPANY,
 an Alabama corporation

By: John Huddleston
 President

Attest:

Mary Huddleston Chiles
 Secretary

STATE OF ALABAMA)
 Jefferson COUNTY) CORPORATE ACKNOWLEDGMENT

I, Charles R. Hare, Jr., a Notary Public in and for said County
 in said State, hereby certify that JOHN HUDDLESTON, whose name as
 president of HUDDLESTON LAND AND TIMBER COMPANY, an Alabama Corporation,
 is signed to the foregoing conveyance, and who is known to me,

NOTARY PUBLIC STATE OF ALABAMA
NOTARY PUBLIC STATE OF ALABAMA
NOTARY PUBLIC STATE OF ALABAMA

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 this the 20th day of February, 1981.


.....
Notary Public

19810220000019420 Pg 3/3 .00
Shelby Cnty Judge of Probate, AL
02/20/1981 00:00:00 FILED/CERTIFIED

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NOTARY PUBLIC
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
WAS FREE
1981 FEB 20 PM 1:24

JUDGE OF PROBATE

deed tax - 7.2800
 Rec. 750
 Ch. d. 1.00

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