

GULLAHORN & HORN, JR.
ATTORNEYS AT LAW
110 WEST MAIN STREET
P.O. BOX 669
ALBERTVILLE, ALABAMA 36850

728,000.00

STATE OF ALABAMA)
SHELBY COUNTY)

659

FULL WARRANTY DEED

19810220000019550 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
02/20/1981 00:00:00 FILED/CERTIFIED

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 REVOCABLE 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%

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

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

	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. Gullahorn, Jr. and Charles H. Horn, 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 consideration 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 forever 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,

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STATE OF ALABAMA
COUNTY OF SHELBY

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

19810220000019550 Pg 3/3 .00
Shelby Cnty Judge of Probate, AL
02/20/1981 00:00:00 FILED/CERTIFIED

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STATE OF ALA. SHELBY CO.
CERTIFIED THIS
1981 FEB 20 PM 1:24
[Signature]
JUDGE OF PROBATE

Rec'd tax - 728.00
Rec. 750
St. d. 100

73650