

CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seven hundred and no/100 Dollars and a mortgage in the amount of \$6,300.00 recorded simultaneously herewith to the undersigned grantor, BLUE CREEK WOOD PRODUCTS, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto ROY ANDREW REDMAN and wife, BETTY EARL REDMAN (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby, Alabama, to-wit:

Part of the NE 1/4 of the SE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of said 1/4-1/4 section run in a northerly direction along the west line of the SE 1/4 of NE 1/4 of said section for a distance of 199.82 feet; thence turn an angle to the right of 140 degrees 37 minutes 25 seconds and run in a southeasterly direction for a distance of 747.83 feet to the point of beginning; thence continue along said mentioned course for a distance of 190.00 feet; thence turn an angle to the left of 58 degrees 05 minutes 40 seconds and run in an easterly direction for a distance of 331.00 feet to a point of curve said curve being concave in a southerly direction and having a radius of 265.23 feet and a central angle of 24 degrees 00 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 111.10 feet to the end of said curve; thence run in a southeasterly direction along a line tangent to the end of said curve for a distance of 48.00 feet to a point of curve, said 2nd curve being concave in a northerly direction and having a radius of 233.36 feet and a central angle of 21 degrees 30 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 87.57 feet to the end of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 68.00 feet to a point of curve, said 3rd curve being concave in a northwesterly direction and having a radius of 25.00 feet and a central angle of 132 degrees 00 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 57.60 feet to the end of said curve; thence run in a northwesterly direction along a line tangent to end of said 3rd curve for a distance of 484.47 feet to a point of curve, said 4th curve being concave in a northeasterly direction and having a radius of 292.32 feet and a central angle of 8 degrees 37 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 43.96 feet; thence turn an angle to the left and run in a southwesterly direction for a distance of 478.38 feet, more or less, to the point of beginning.

Also conveyed is a 1/31 per cent interest in that certain private roadway which abuts the above described property and which is described in deed to Guy L. Burns recorded in Deed Book 325, Page 931 in the Probate Office of Shelby County, Alabama.

All being situated in Shelby County, Alabama.

✓
North Bibb Branch

of
The Peoples Bank

ville

OF CENTREVILLE

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LESS AND EXCEPT: Any part of subject property which lies within the bounds of the abutting road, as shown by Deed Book 325, Page 931.

SUBJECT TO: Right of way granted to South Central Bell by instrument recorded in Deed Book 348, Page 439 in Probate Office.

Subject to rights of other parties in and to the private road which abuts subject property, as shown by Deed Book 325, Page 931.

SUBJECT TO all reservations, restrictions, easements right of ways of record.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President Tommy G. Weaver who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of June 1985.

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BLUE CREEK WOOD PRODUCTS, INC.

ATTEST:

A. Glenn Weaver

Tommy G. Weaver
Tommy G. Weaver, Vice President

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Tommy G. Weaver whose name as Vice President of BLUE CREEK WOOD PRODUCTS, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 13th day of June, 1985.

Nancy Carol A. [Signature]
Notary Public

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

THIS INSTRUMENT PREPARED BY: N. Allison
412 4th Avenue, Bessemer, Alabama
JUDGE OF PROBATE

1985 JUN 19 AM 9:22

Seal Tax 1.00
Rec. 5.00
Ind 1.00
7.00