

GRANTEE: Judge M. King
Rt. 1 Box 2904
Shelby, Ala. 35143

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 Nineteen thousand seven hundred twelve and no/100 Dollars 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 JUDGE M. KING and wife, PATRICIA R. KING (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

LESS AND EXCEPT: Mineral and mining rights, all rights pertaining thereto as reserved in Deed Book 145, Page 165.

SUBJECT TO: Right of way to Shelby County, Alabama recorded in Book 246, Page 238.

SUBJECT TO: Transmission lines, if any, in evidence through use.

SUBJECT TO: Planning, zoning, health and other governmental regulations, if, any, affecting subject property.

SUBJECT TO: An outstanding timber deed to Reynolds Wood Products, Inc. or their assigns for the rights of ingress and egress, the right to remove pine timber 10 inches in diameter and larger until June 20th, 1986, the right to build roads through the property and the right to damage soils or vegetation as is necessary to remove said timber.

SUBJECT TO all restrictions, reservations, easements and 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.

✓
The Peoples Bank

OF ALABAMA
P.O. BOX 157

IN WITNESS WHEREOF, the said GRANTOR, by its President Nelda Cofer Weaver who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of January, 1986.

BLUE CREEK WOOD PRODUCTS, INC.

ATTEST:

A. Glenn Weaver

Nelda Cofer Weaver
Nelda Cofer Weaver, President

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nelda Cofer Weaver whose name as 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 3rd day of January, 1986.

Russell W. Scarvey
Notary Public

MY COMMISSION EXPIRES 9-27-87

THIS INSTRUMENT PREPARED BY:
Nancy Allison
412 4th Avenue, Bessemer, Alabama

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DESCRIPTION

41-B1

A part of the South 1/2 of the Northwest 1/4 of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, said parcel being more particularly described as follows: to find the point of beginning start at the Southwest corner of the Northwest 1/4; thence run in a Northerly direction and along the West boundary of said Section 35, for a distance of 348.40 feet to a point; thence turn an angle left of 83 degrees 24 minutes and run in a Easterly direction for a distance of 60.06 feet; thence with an angle left of 113 degrees 43 minutes run in a Southerly direction for a distance of 22.56 feet to the point of beginning; thence continue on the last described course along the East boundary of a 60 foot Right of Way for a distance of 193.38 feet to a point said point lying 60 feet North of the North boundary of Lot 3, of the Waxa Subdivision and on the North margin of a variable Right of Way; thence run along the North margin of said variable Right of Way for the following courses; thence with an interior angle right of 80 degrees 20 minutes run in a Northeasterly direction and parallel to the North boundary of Lot 3 for a distance of 64.85 feet to a point; thence with an interior angle right of 192 degrees 03 minutes, run in a Easterly direction for an arc distance of 120.19 feet to a point; thence with an interior angle right of 168 degrees 41 minutes run in a Northeasterly direction for an arc distance of 139.85 feet to a point; thence with an interior angle right of 156 degrees 38 minutes run in a Northeasterly direction parallel to and 60 feet West of the North boundary of Lot 7, of Waxa Subdivision, for a distance of 302.04 feet to a point; thence with an interior angle right of 156 degrees 14 minutes, run in a Northerly direction for an arc distance of 116.88 feet to a point, said point 60 feet West and perpendicular to the center West corner of Lot 10; thence with an interior angle right of 156 degrees 14 minutes run in a Northerly direction for a distance of 124.72 feet to a point said point lying 60 feet West and perpendicular to the center West corner of Lot 11; thence with an interior angle right of 214 degrees 02 minutes run in a Northeasterly direction for an arc distance of 219.84 feet to a point; thence with an interior angle right of 214 degrees 02 minutes run in a Northeasterly direction for a distance of 76.56 feet to a point said point lying 60 feet North and perpendicular to the Northeast corner of Lot 12; thence with an interior angle right of 221 degrees 57 minutes run in a Easterly direction for an arc distance of 418.65 feet to a point, said point lying 60 feet East and perpendicular to the Eastern most corner of Lot 13; thence with an interior angle right of 221 degrees 57 minutes run in a Southeasterly direction for a distance of 81.17 feet to a point; thence with an interior angle right of 129 degrees 22 minutes run in a Easterly direction for an arc distance of 181.24 feet to a point; thence with an interior angle right of 129 degrees 22 minutes run in a Northeasterly direction and 60 feet West of the Northwest corner of Lot 19 for a distance of 181.12 feet to a point; thence with an interior angle right of 206 degrees 13 minutes continue in a Northeasterly direction for an arc

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distance of 152.44 feet to a point said point lying 60 feet North and perpendicular to the Northwest corner of Lot 21; thence with an interior angle right of 206 degrees 13 minutes run in a Easterly direction for a distance of 8.56 feet to a point said point lying on the West margin of a 60 foot Right of Way; thence turn an interior angle of 49 degrees 56 minutes right and run Northwesterly along said line 40.92 feet; thence with an interior angle of 192 degrees 35 minutes, continue along said line curving to the right, an arc distance of 111.56 feet; thence turn an interior angle of 192 degrees 35 minutes right and run, along said line 53.64 feet to it's intersection with the Southerly right-of-way line of a 60 foot right-of-way; thence turn an interior angle of 72 degrees 01 minutes right and run in a Southwesterly direction and along said Right of Way for a distance of 59.00 feet to a point; thence with an interior angle right of 172 degrees 41 minutes continue in a Southwesterly direction and along said Right of Way for an arc distance of 111.69 feet to a point; thence with an interior angle right of 172 degrees 41 minutes continue in a Southwesterly direction and along said Right of Way for a distance of 76.52 feet to a point; thence with an interior angle right of 212 degrees 24 minutes run in a Westerly direction and along said Right of Way for an arc distance of 158.68 feet to a point; thence with an interior angle right of 212 degrees 24 minutes run in a Northwesterly direction and along said Right of Way for a distance of 179.61 feet to a point; thence with an interior angle right of 160 degrees 47 minutes run in a Westerly direction and along said Right of Way for an arc distance of 76.09 feet to a point; thence with an interior angle right of 160 degrees 47 minutes run in a Southwesterly direction and along said Right of Way for a distance of 156.78 feet to a point; thence with an interior angle right of 205 degrees 34 minutes run in a Westerly direction and along said Right of Way for an arc distance of 120.05 feet to a point; thence with an interior angle right of 205 degrees 34 minutes run in a Northwesterly direction and along said Right of Way for a distance of 101.10 feet to a point; thence with an interior angle right of 156 degrees 44 minutes run in a Westerly direction and along said Right of Way for an arc distance of 70.08 feet to a point; thence with an interior angle right of 156 degrees 44 minutes continue in a Westerly direction and along said Right of Way for a distance of 117.08 feet to a point; thence with an interior angle right of 203 degrees 55 minutes run in a Westerly direction for an arc distance of 119.17 feet to a point; thence with an interior angle right of 203 degrees 55 minutes run in a Northwesterly direction and along said Right of Way for a distance of 38.84 feet to a point; thence with an interior angle right of 70 degrees 16 minutes run in a Southerly direction and along the East margin of said Right of Way for a distance of 67.67 feet to a point; thence with an interior angle right of 167 degrees 15 minutes continue in a Southerly direction and along said Right of Way for an arc distance of 84.99 feet to a point; thence with an interior angle right of 167 degrees 15 minutes continue in a Southerly direction and along said Right of Way for a distance of 56.17 feet to a point; thence with an

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interior angle right of 202 degrees 07 minutes continue in a Southerly direction and along said Right of Way for an arc distance of 276.16 feet to a point; thence with an interior angle right of 202 degrees 07 minutes continue in a Southerly direction and along said Right of Way for a distance of 203.89 feet to a point; thence with an interior angle right of 166 degrees 24 minutes continue in a Southerly direction and along said Right of Way for an arc distance of 83.88 feet to a point; thence with an interior angle right of 90 degrees 00 minutes run in a Southeasterly direction 10 feet; thence with an interior angle of 90 degrees left run in a Southerly direction and along said Right of Way for a distance of 176.82 feet to the point of beginning, forming an interior angle of closure of 153 degrees 41 minutes, said parcel containing 12.07 Acres, more or less.

Parcel 41-B3:

That part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 35, Township 24 North, Range 15 East, which lies adjacent to the West boundary of Section 35, North of Waxa Subdivision, and South and East of the unnamed County roads, said parcel containing approximately 1/4 acre.

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

1986 JAN 14 AM 9:25

F. Thomas A. Sherrill, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>20.00</u>
Mineral Tax		
Recording Fee		<u>12.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>33.50</u>