

1788

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

Consideration amount
is \$27,073.00.

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY AND NO/100 DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, JOEL W. MULKIN, a married man herein referred to as grantor, whether one or more) does by these presents, grant, bargain, sell and convey unto BLUE CREEK LAND COMPANY, INC. (herein referred to as grantee, whether one or more), an undivided one-fourth (1/4) interest in the following described real estate (surface rights only) situated in Shelby County, Alabama, to-wit:

West 1/2 of Northwest 1/4, Southeast 1/4 of Northwest 1/4, Five (5) acres on the South end of the Northeast 1/4 of Northwest 1/4, Section 16, Township 20 South, Range 1 West, Shelby County, Alabama, being a part of Parcel I of Tract Eight Subdivision, as recorded in Map Book 10, Page 22 in the Probate Office of Shelby County, Alabama.

This property sold subject to a one year timber contract to Cahaba Veneer, Inc., to harvest all pine sawtimber 10 inches and above at the stump. This contract expires September 26, 1989.

SUBJECT TO all reservations, restrictions, easements and right of ways of record or in evidence through use.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

TO HAVE AND TO HOLD to the said GRANTEES, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of November, 1988.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 NOV 29 AM 10:17

STATE OF ALABAMA)
JEFFERSON COUNTY)

JUDGE OF PROBATE

Joel W. Mulkin
Subst - 2750
Rec - 280
Ind - 100
3100

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joel W. Mulkin a married man whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of November, 1988.

Nancy Carol Allison
Notary Public

MY COMMISSION EXPIRES OCTOBER 24, 1990

This instrument prepared by:
Blue Creek Land Company, Inc.
412 th Avenue, Bessemer, Alabama