

40

SEND TAX NOTICE TO:

(Name) Blue Creek Land Co. Inc

(Address) 412 4th Ave., Bessemer, AL
35020

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY SIX THOUSAND FIVE HUNDRED EIGHTY NINE DOLLARS AND NO/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Max R. Schultz and wife, Lillian D. Schultz

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

BLUE CREEK LAND CO., INC.,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION:

BOOK 224 PAGE 828

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s) and seal(s), this 27th day of January, 19 89.

_____(Seal)
_____(Seal)
_____(Seal)

Max R. Schultz (Seal)
Lillian D. Schultz (Seal)
_____(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, _____, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Max R. Schultz and wife, Lillian D. Schultz whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of January, A. D., 19 89.

Peoples Bank
Columbiana, AL

Notary Public

LEGAL DESCRIPTION:

PARCEL I:

All that part of the following described property which lies West of the Right of Way of the L & N Railroad, all in Section 1, Township 22 South, Range 1 West, viz.: The North half of the NE 1/4 of the SW 1/4, the NW 1/4 of the SE 1/4, the SW 1/4 of the NE 1/4, the East half of the NW 1/4, except that part of the North half of the NE 1/4 of the NW 1/4 which was formerly conveyed to W. M. Tyes.

PARCEL II:

Twenty (20) acres on the North side of that part of the NE 1/4 of the NW 1/4 of Section 1, Township 22, Range 1 West, lying West of the Shelby Iron Company's Railroad, now known as the Louisville & Nashville Railroad, being all that part of the NE 1/4 of NW 1/4 of Section 1, Township 22, Range 1 West lying West of the Louisville & Nashville Railroad.

PARCEL III:

A parcel of land lying in the NE 1/4 of the NW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said 1/4-1/4 Section, thence run West along the North 1/4-1/4 line 611.49 feet to a point on the East right-of-way of the Old L & N Railroad spur, Thence turn left 108 degrees 22 minutes 59 seconds and run Southeast along said right-of-way 743.01 feet to the point of beginning, thence continue last course 62.70 feet, thence turn left 106 degrees 52 minutes 52 seconds and run Northeast 230.73 feet to a point on the West right-of-way of Shelby County Highway #47, thence turn left 82 degrees 40 minutes 21 seconds and run Northwest along said highway right-of-way 60.49 feet, thence turn left 97 degrees 19 minutes 39 seconds and run Southwest 220.24 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Amos Cory, P.L.S. #10550, dated March 21, 1988.

BOOK 224 PAGE 829

Schedule A, PAGE 2, Commitment No. BF 182621

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

89 FEB -1 AM 9:40

Thomas A. Shoultz, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 700
2. Mtg Tax	
3. Recording Fee	500
4. Indexing Fee	100
TOTAL	1300