

THIS INSTRUMENT PREPARED BY:
Jack W. Meigs
Attorney at Law
P.O. Box 475
Centreville, AL 35042

TIMBER DEED

STATE OF ALABAMA)
COUNTY OF BIBB)

75

THIS INDENTURE, made and entered into on this the 27th day of March, 19 89,

by and between Margaret Wilson Oldham Allen, Norman R. Wilson, Allen E. Wilson, Betty Sue Wilson Fordham and Louie S. Wilson, being all the heirs at law and next of kin of L.P. Wilson; and Betty Fay Wilson hereinafter referred to as Grantor(s), and Renn & Company, Inc., a corporation authorized to do business in the State of Alabama, hereinafter referred to as Grantee,

WITNESSETH: . That for and in consideration of the sum of Twenty thousand and No/100 (\$20,000.00)

 Dollars to Grantors in hand paid by Grantee, the receipt of which is acknowledged, Grantors do hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, all timber described as follows:

All pine timber and such hardwood as is designated by the Grantor, Allen E. Wilson.

located upon the following described property, lying and being in Shelby County, Alabama, to-wit:

See attached exhibit "A"

Less and except property sold to Laurel J. Tucker.

BOOK 233 PAGE 34

being property described in Grantors' deed recorded in Book 344 Page 763, office of the Judge of Probate of Shelby County, Alabama.

(CONTINUED ON REVERSE SIDE)

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, in fee simple, together with the full and free right of ingress and egress over all of said lands above described and, if necessary, over the adjoining lands of Grantors, with all necessary easements for logging roads and other easements necessary or convenient to the cutting and removing of said timber and wood, including the right to move and operate upon said lands skidders, tractors or trucks and other machinery and equipment necessary or convenient for cutting and removing the timber and trees herein conveyed.

This conveyance is made subject to the following terms and conditions:

1. Grantee shall have until April 1, 19 90, to cut the above mentioned timber, or such portion as it wishes to take. Title to any timber on said property not cut by said date shall revert to Grantors, but said

termination may be extended by Grantee for a maximum of _____ additional (months, years) upon payment

to Grantors of an additional sum of \$ _____ on or before termination date, or a proportional amount of above sum for a shorter period. Grantee shall have one month after termination date to remove its machinery, equipment and other property, including all timber which was cut prior to the termination date.

2. Grantee shall not be obliged to cut or remove any particular quantity or kinds of timber or to carry on its operations at any particular time or times within the terms hereof, or in any particular manner. Grantee may leave on the property such of the timber or parts thereof as it does not desire to take.

3. Grantors covenant that they are lawfully seized and possessed of the aforesaid timber and the lands upon which the same are situated; that same is free from all encumbrances and Grantors have a good right to sell and convey the same; that Grantors will, and their heirs and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

4. Grantors do further agree to place Grantee and keep Grantee in peaceable possession of said property for the term on this contract for the purpose of its exercising its rights hereunder and do hereby agree to protect, indemnify and hold harmless the Grantee from any attempt by anyone to prevent Grantee from the exercise of its rights hereunder and from any claims which may be asserted or sustained against Grantee growing out of Grantee's exercise of its rights hereunder.

5. Special Provisions.

BOOK 233 PAGE 35

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on the day and date first above written.

Margaret Wilson Oldham Allen (L.S.) Norman R. Wilson (L.S.)
Margaret Wilson Oldham Allen Norman R. Wilson
Allen E. Wilson (L.S.) Betty Sue Wilson Fordham (L.S.)
Allen E. Wilson Betty Sue Wilson Fordham
STATE OF ALABAMA) Louie S. Wilson (L.S.)
COUNTY OF SHELBY) Louie S. Wilson
Betty Fay Wilson (L.S.)
Betty Fay Wilson

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that _____

Margaret Wilson Oldham Allen

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 she executed the same voluntarily on the day the same bears date.

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

Cheryl J. Hill
Notary Public my comm expires 2/21/93

EXHIBIT "A"

A parcel of land located in the South 1/2 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama. Described as follows: Begin at the Northwest corner of the SW 1/4 of the SE 1/4 of said Section 17, said corner being monumented by an iron pin; thence run S 01 deg. 15 mins. 45 sec. E along the west line of said 1/4-1/4 a distance of 1036.33 feet to an iron pin; thence run N 53 deg. 59 min. E a distance of 736.25 feet to an iron pin; thence run S 48 deg. 46 min. 15 sec. E a distance of 30.76 feet to an iron pin; thence run N 53 deg. 59 min. E a distance of 120.0 feet to an iron pin; thence run S 48 deg. 46 min. 15 sec. W a distance of 83.10 feet to an iron pin; thence run N 53 deg. 59 min. E a distance of 96.13 feet to an iron pin; thence run S 67 deg. 57 min. 30 sec. E a distance of 98.20 feet to an iron pin on the Northwestern line of Lot 37 of Deer Springs Estates, Third Addition as recorded in the office of the Judge of Probate of Shelby County, Alabama in Map Book 6, page 5; thence run N 53 deg. 59 min. E along the northwesterly boundary of said Third Addition a distance of 179.97 feet to the westernmost corner of Lot 35 of said Third Addition; thence run N 36 deg. 01 min. W a distance of 161.5 feet to an iron pin; thence run N 44 deg. 52 min. E a distance of 202.56 feet to an iron pin; thence run N 53 deg. 59 min. E a distance of 450.0 feet to an iron pin; thence run S 36 deg. 01 min. E a distance of 173.60 feet to an iron pin; thence run N 53 deg. 59 min. E a distance of 218.54 feet to an iron pin; thence run N 44 deg. 49 min. 15 sec. E a distance of 70.13 feet to an iron pin; thence run N 75 deg. 59 min. E a distance of 210.01 feet to an iron pin; thence run S 10 deg. 31 min. E a distance of 179.13 feet to an iron pin on the Easterly side of said Deer Springs Estates, Third Addition; Thence run the following bearings and distances along the easterly side of said Deer Springs Estates, Third Addition; run S 41 deg. 05 min. E a distance of 226.41 feet to an iron pin; run S 14 deg. 20 min. E a distance of 175.0 feet to an iron pin; run S 08 deg. 50 min. W a distance of 137.66 feet to an iron pin; run S 36 deg. 01 min. E a distance of 49.99 feet to an iron pin on the Northwestern right-of-way of Shelby County Highway #11 and the southeast corner of said Deer Springs Estates, Third Add.; thence run N 55 deg. 07 min. E a distance of 631.7 feet, more or less, along the Northwestern right-of-way of said County Highway #11 to an iron pin that is 33.44 feet southwesterly of the east line of said Section 17, said pin marking the Southwesterly corner of the Kenneth Ray Smith property; thence run the following bearings and distances along the west boundary of said Smith property; run N 18 deg. 28 min. W a distance of 97.9 feet to an iron pin; run N 00 deg. 55 min. 18 sec. W a distance of 1145.45 feet to a pine knot with tack, said pine knot marking the northwest corner of Smith property; thence run westerly along the north line of the SE 1/4 of said Section 17 to the center of Section 17; thence continue westerly along the north line of the NE 1/4 of the SW 1/4 of Section 17 to an iron pin 376 feet East of the Northwest corner of said NE 1/4 of the SW 1/4 of Section 17; thence run Southerly and parallel to the west line of the NE 1/4 of the SW 1/4 of Section 17 a distance of 1320 feet, more or less, to an iron pin on the south line of said 1/4-1/4, said point being 376 feet east of the SW corner of said 1/4-1/4; thence run Easterly along the south line of said 1/4-1/4 a distance of 946 feet more or less, to an iron pin and the point of beginning; being situated in Shelby County, Alabama.

BOOK 233 PAGE 36

BOOK 227 PAGE 544

Deed Tax
20.00
Rec 750
Ind 500
\$32.50

I CERTIFY THIS INSTRUMENT WAS FILED

89 APR -3 PM 1:51

JUDGE OF PROBATE

1. Deed Tax \$

2. Mi