

1978

Grantee: Mulkin Enterprises, Inc.
P. O. Box 741
Bessemer, AL 35021

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE HUNDRED AND NO/100 DOLLARS to the undersigned grantor, WEAVER AGENCY OF BESSEMER, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto MULKIN ENTERPRISES, INC. (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit;

The North 1/2 of Northeast 1/4, 15 acres off the North end of Northeast 1/4 of Northwest 1/4, being 95 acres more or less in Section 16, Township 20 South, Range 1 West, Shelby County, Alabama, being a part of Parcel I and Parcel H of Tract Eight Subdivision, as recorded in Map Book 10 Page 22, in the Probate Office of Shelby County, Alabama.

Together with rights of way easement reserved in Statutory Warranty Deed as follows:

A 60 foot wide right of way easement for ingress and egress along an existing woods road across the Southeast 1/4 of Southwest 1/4, Section 9, deeded from Gulf States Paper Corporation to Randall H. Goggans on August 4, 1987 and recorded in Real Volume 171 Page 847, in the Probate Office of Shelby County, Alabama.

A 60 foot wide right of way easement for ingress and egress along an existing, primary gravel and chert road beginning on the West line of the Northwest 1/4 of Southwest 1/4, Section 10, and running in a Northwesterly direction to the South line of the Southwest 1/4 of Northeast 1/4 of Section 9; thence along an existing woods road beginning at a point on the primary gravel and chert road located in the Southeast 1/4 of the Southeast 1/4, Section 9, running in a Southwesterly direction to the East line of the Southeast 1/4 of Southwest 1/4, Section 9; thence along an existing woods road through the Southeast 1/4 of Section 9; to the North 1/2 of the Northeast 1/4, Section 16, and being more particularly described as follows: Being a right of way of equal width running parallel to a portion of the West line of the Southwest 1/4 of Southeast 1/4, Section 9, begin at a point on the South margin of an existing woods road in the Southwest 1/4 of Southeast 1/4 of said Section 9, said point being 60 feet from the West line of the Southwest 1/4 of Southeast 1/4; thence run South parallel to the West line of the Southwest 1/4 of Southeast 1/4 of said Section 9, to the South line of Southwest 1/4 of Southeast 1/4; thence run West 60 feet to the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 9.

A 60 foot wide right of way easement for ingress and egress running North along the West line of the Southwest 1/4 of Southeast 1/4 to the South margin of said existing woods road, thence run Northeast along said existing woods road 60

BOOK 240 PAGE 498

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feet to the point of beginning, deeded from Gulf States Paper Corporation to Wanda Davis on May 18, 1988 and recorded in Real Record 194, Page 319, in the Probate Office of Shelby County, Alabama.

A 60 foot wide right of way easement for ingress and egress running along an existing primary gravel road across the Southeast 1/4 of Northwest 1/4, Section 10, deeded from Gulf States Paper Corporation to Nina Joseph and Kenneth L. McCord on June 9, 1986 and recorded in Real Record 76, Page 538, in the Probate Office of Shelby County, Alabama

A 60 foot wide right of way easement for ingress and egress running along a primary gravel road across the South 1/2 of the Northeast 1/4, South 1/2 of Northwest 1/4, and Northwest 1/4 of Southwest 1/4, Section 10, deeded from Gulf States Paper Corporation to Dar Group, Inc. to on April 24, 1986, in Real Record 84, Page 797, in the Probate Office of Shelby County, Alabama.

A 60 foot wide right of way easement for ingress and egress running along an existing primary gravel road across the South 1/2 of North 1/2, Section 9, deeded from Gulf States Paper Corporation to L. Douglas Joseph on August 5, 1986, and recorded in Real Record 84, Page 801, in the Probate Office of Shelby County, Alabama.

All above descriptions lying in Township 20 South, Range 1 West, Shelby County, Alabama.

Five acres on the South end of the North 1/2 of Northeast 1/4 of Northwest 1/4, Section 16; and the South 1/2 of Northeast 1/4 of Northwest 1/4, less and except, Five Acres on the South end, Section 16, all in 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 Mineral and mining rights excepted.

BOOK
240 PAGE 499

SUBJECT TO: Title to all minerals within and underlying the premises, together with all mining rights and other right, privileges and immunities relating thereto, including rights set out in Real 234, Page 478 and Real 236, Page 896 in Probate Office.

SUBJECT TO: Easements as set out by instruments recorded in Real 234, Page 478; Real 171, Page 847; Real 194, Page 319; Real 76, Page 538; Real 89, Page 797 and Real 84, Page 801 in Probate Office.

SUBJECT TO: Oil & Gas Lease between Champion International Corporation and the Louisiana Land and Exploration Company and Atlantic Richfield Company as set out in Deed Book 347, Page 349 in Probate Office.

LESS AND EXCEPT: Any part of subject property lying within a public road.

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

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

IN WITNESS WHEREOF, the said GRANTOR by its President Nelda Cofer Weaver, who is authorized to execute this conveyance, hereto set its signature and seal, this the 8th day of May, 1989.

WEAVER AGENCY OF BESSEMER, INC.

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 the President of WEAVER AGENCY OF BESSEMER, 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, he, 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 8th day of May, 1989.

Nancy Carol Allison
Notary Public

MY COMMISSION EXPIRES OCTOBER 31, 1991

This deed prepared by:
Weaver Agency of Bessemer, Inc.
412 4th Avenue, Bessemer, Alabama

BOOK 240 PAGE 500

STATE OF ALABAMA
I CERTIFY THAT
THE FOREGOING IS A TRUE
AND CORRECT COPY

89 MAY 30 AM 9:43

Nancy Carol Allison
JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mig. Tax	_____
3. Recording Fee	7.50
4. Indexing Fee	2.00
TOTAL	10.00