

42,108.00

This Instrument Was Prepared By:
C. Barton Adcox
ROSEN, HARWOOD, COOK & SLEDGE, P.A.
1020 Lurleen Wallace Blvd., North
Post Office Box 2727
Tuscaloosa, Alabama 35403

2018

THE STATE OF ALABAMA

COUNTY OF SHELBY

CORPORATION STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of other good and valuable consideration and the further sum of Ten and no/100 Dollars, to the undersigned Grantors, BRIERFIELD LAND & TIMBER, INC.; SGD TIMBER ACQUISITION, INC.; and MULTILAND, INC., all Alabama business corporations, (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto CHARLES SCOTT, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SURFACE RIGHTS ONLY IN AND TO THAT CERTAIN PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET OUT FULLY AT THIS POINT.

This conveyance is made subject to:

- (a) All existing restrictions, easements, rights-of-way, ordinances, laws, regulations, assessments, utility easements affecting the property conveyed herein;
- (b) Ad Valorem taxes for the current year;
- (c) Rights or claims of parties in possession not shown by the public records;
- (d) Easements, or claims of easements, not shown by the public records;
- (e) Encroachments, overlaps, boundary line disputes, or other matters affecting the Property;
- (f) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (g) Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created an riparian rights, if any;
- (h) Taxes or special assessments which are not shown as existing liens by the public records.
- (i) No warranty is made as to the exact amount of acreage contained in the Property herein conveyed.

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P.O. Box 250
Calera, AL 35040

In addition to the foregoing and not in limitation thereof, Grantors specifically reserve all minerals and non-mineral substances and mining rights together with the right to explore for and remove said minerals and non-mineral substances without using the surface of the Property. By acceptance hereof, Grantee, for himself and for his successors, personal representatives, heirs and assigns, hereby releases Grantors, their successors and assigns, from damages resulting from past and future mining operations.

To Have and to hold unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the said BRIERFIELD LAND & TIMBER, INC., has hereunto set its signature by KERMIT L. STEPHENS, its President; the said SGD TIMBER ACQUISITION, INC., has hereunto set its signature by SCOTT G. DAVIS, its President; and the said MULTILAND, INC., has hereunto set its signature by JAMES L. HINTON, its President duly authorized on this the 20 day of SEPTEMBER, 1989.

ATTESTED:

BRIERFIELD LAND & TIMBER, INC.

BY:

Joseph W. Stephens
Its Secretary

By:

Kermit L. Stephens
Its President

ATTESTED:

SGD TIMBER ACQUISITION, INC.

BY:

Scott G. Davis
Its Secretary

By:

Scott G. Davis
Its President

ATTESTED:

MULTILAND, INC.

BY:

James L. Hinton
Its Secretary

By:

James L. Hinton
Its President

THE STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that KERMIT L. STEPHENS, whose name as President of BRIERFIELD LAND & TIMBER, INC., 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 instrument, 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 seal of office this 20 day
of SEPTEMBER, 1989.



Notary Public

My Commission Expires:

7/7/90

THE STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that SCOTT G. DAVIS, whose name as President of SGD TIMBER ACQUISITION, INC., 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 instrument, 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 seal of office this 20 day
of SEPTEMBER, 1989.



Notary Public

My Commission Expires:

7/7/90

THE STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES L. HINTON, whose name as President of MULTILAND, INC., 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 instrument, 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 seal of office this 20 day
of SEPTEMBER, 1989.



Notary Public

My Commission Expires:

7/7/90

EXHIBIT "A"

PARCEL 1-A

A PART OF THE SE 1/4-NW 1/4, SECTION 23, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA more particularly described as follows:

Begin at the northwest corner of the Southeast Quarter of the Northwest Quarter of Section 23, Township 22 south, Range 2 west, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter section a distance of 1,315.03' to the southwest corner of said quarter-quarter section, thence turn a deflection angle of 88° 10' 08" to the left and run easterly along the south line of said quarter-quarter section a distance of 756.31' to a point on the northwesterly right of way line of L & N railroad right of way, thence turn a deflection angle of 33° 18' 05" left to chord and run northeasterly along said right of way line a chord distance of 390.61' to a point on the intersection of said railroad right of way and the south line of Shelby County Road No. 301, thence turn a deflection angle of 137° 31' 26" to the left from chord and run northwesterly along the south right of way line of said Road No. 301 and across Shelby County Road No. 306, a distance of 292.10' to a point on the northerly right of way line of said Shelby County Road No. 306, thence turn a deflection angle of 78° 50' 39" right and run northerly a distance of 1,053.98' to a point on the north line of the southeast quarter of the northwest quarter of said Section 23, thence turn a deflection angle of 88° 01' 15" left and run westerly along said north line of said quarter-quarter section a distance of 800.00' to the point of beginning, less and except the right of way of Shelby County Road No. 306 that lies within just described property, containing 23.2 acres and subject to all agreements, easements, rights of way, restrictions, limitations and/ or prohibitions of record or applicable law.

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

89 SEP 26 AM 8:38

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ <u>42.50</u>
2. Mtg. Tax -----	\$ <u>10.00</u>
3. Recording Fee -----	\$ <u>4.00</u>
4. Indexing Fee -----	\$ <u>1.00</u>
5. No Tax Fee -----	\$ <u>1.00</u>
6. Certified Copy Fee --	\$ <u>1.00</u>
Total -----	\$ <u>57.50</u>