

This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P. O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:
(Name) Georgia Mae Edwards
(Address) P. O. Box 425
Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration DOLLARS to the undersigned grantor, Seaman Timber Company, 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 Georgia Mae Edwards

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith
AS THOUGH FULLY SET OUT HEREIN.

BOOK 318 PAGE 298

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal, President, who is

this the 2nd day of November, 19 90

ATTEST:
Janet W. Seaman
Secretary

By James D. Seaman
Seaman Timber Company, President
By: James D. Seaman, President

STATE OF ALABAMA
SHELBY County }

I, the undersigned authority a Notary Public in and for said County, in said State,

hereby certify that James D. Seaman

whose name as President of Seaman Timber Company, 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 2nd day of November, 19 90

[Signature]
Notary Public

EXHIBIT "A"

Property being situated in the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 24 North, Range 12 East, more particularly described as follows:

Parcel I

Commence at the NW corner of the NW 1/4 of the NW 1/4 of Section 20, and go South 00 deg. 51 min. 05 sec. East along the West boundary of said 1/4 1/4 Section for 395.00 feet to the point of beginning; thence continue along previous course for 250.00 feet; thence North 89 deg. 06 min. 06 sec. East for 436.00 feet; thence North 00 deg. 51 min. 05 sec. West for 250.00 feet; thence South 89 deg. 06 min. 06 sec. West for 436.00 feet to the point of beginning.

Parcel II

Driveway Easement described as follows:

Beginning at the NW corner of the NW 1/4 of the NW 1/4 of Section 20, and go South 00 deg. 51 min. 05 sec. East along the West boundary of said 1/4 1/4 Section for 395.00 feet; thence North 89 deg. 06 min. 06 sec. East for 60.00 feet; thence North 00 deg. 51 min. 05 sec. West for 395.00 feet; thence South 89 deg. 06 min. 06 sec. West for 60.00 feet to the point of beginning.


SUBJECT TO:

Easement as set out by instrument recorded in Real 117 page 783 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 65 page 222 in Probate Office.

Easement for ingress and egress with road maintenance rights as set out by instrument recorded in Deed Book 65 page 222 in Probate Office.

Dated: November 2, 1990


Seaman Timber Company, Inc.
By: James D. Seaman
Its: President

BOOK 318 PAGE 299

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

90 NOV 14 AM 8:14

JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Min. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. N. Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 12.00