

WARRANTY TIMBER DEED

THE STATE OF ALABAMA, Shelby COUNTY

Know All Men by These Presents, That James W. Shaner, a single man, & Bobby Gene Shaner, & Ida Shaner

for and in consideration of the sum of \$8,500.00 ~~\$9,000.00~~

Nine thousand five hundred and 00/100

DOLLARS

to US in hand paid by Alabama Forest Products, Inc. (AFP) the receipt whereof is hereby

acknowledged, and the further sum of N/A DOLLARS

to be paid to N/A by said N/A as follows, to-wit:

N/A

do grant, bargain, sell and convey unto said AFP his agent, employees,

and assigns, all pine trees regardless of size and species now standing and growing upon the following described lands, situated in

the County of Shelby and State of Alabama, to-wit:

See attachment A for legal description

The trees that are being conveyed are located in two areas,

1) Behind log cabin; West and South of cabin

2) East of pasture and South of creek

AFP and its associates will only occupy the  
STL areas where the timber is to be harvested.  
These areas are shaded in on attachment A.

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SHELBY COUNTY JUDGE OF PROBATE  
004 REC 30.00

together with access to said timber and the right of ingress, egress, and regress for said AFP

agent, servants, contractors, employees, heirs, and assigns, over, across, and along said lands, and any other lands owned by

US for the purpose of cutting, removing, and manufacturing said timber, or for any other lawful purpose. Also free rights of way over and across said lands or any other lands owned by US for such private dirt

roads, railroads, ditches, and canals as the said AFP may desire to construct, build, open, or operate.

It is also agreed that said AFP heirs and assigns and successors, be allowed

four months ~~one~~ STL ~~years~~ from the date hereof within which to cut and remove said timber herein conveyed.

To Have and to Hold the same to the said AFP heirs, assigns, and successors, forever. And we do, for US and our heirs, executors, and administrators, covenant with the said AFP heirs, assigns, and successors, that we lawfully

seized in fee simple of the property herein conveyed; that it is free from all incumbrance, and that we have a good right to sell and convey the said property; that we will and our heirs, executors, and administrators shall

warrant and defend the same to the said AFP heirs, assigns, and successors, forever, against the lawful claims of all persons whatsoever.

Given OUR hands and sealed this 16th day of September, 19 97

Witness:

James W. Shaner (L.S.)

Bobby Gene Shaner (L.S.)

Ida Shaner (L.S.)

Ida Shaner (L.S.)

THE STATE OF ALABAMA Shelby COUNTY

I, Will Rogers in and for said County, hereby certify that Bobby Gene Shaner, James W. Shaner, & Jack Shaner, 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, and executed the same voluntarily, on the day the same bears date.

Given under my hand this the 16<sup>th</sup> day of September, A.D. 19 97  
MY COMMISSION EXPIRES 10-18-98

THE STATE OF ALABAMA \_\_\_\_\_ COUNTY

I, \_\_\_\_\_ hereby certify that \_\_\_\_\_ a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that \_\_\_\_\_ the grantor \_\_\_\_\_ in the conveyance, voluntarily executed the same in \_\_\_\_\_ presence, and in the presence of the other subscribing witness, on the day the same bears date; that \_\_\_\_\_ attested the same in the presence of the grantor \_\_\_\_\_ and of the other witness, and that such other witness subscribed \_\_\_\_\_ name as a witness in \_\_\_\_\_ presence.

Given under my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

THE STATE OF ALABAMA \_\_\_\_\_ COUNTY

I, \_\_\_\_\_ in and for the County and State aforesaid, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, came before me the within, named \_\_\_\_\_, known (or made known) to me to the wife of the within named \_\_\_\_\_, who, being by me examined separate and apart from her husband, touching her signature to the within Deed \_\_\_\_\_, acknowledged that she signed the same of her own free will and accord, and without fear, threats, or constraint on the part of the husband.

In witness whereof, I have hereunto set my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

**WARRANTY TIMBER  
DEED**

FROM

TO

The State of Alabama \_\_\_\_\_ County

**OFFICE OF PROBATE JUDGE**

I hereby certify that the within Deed was

filed in this office for record on the

day of \_\_\_\_\_, 19 \_\_\_\_\_, at

o'clock \_\_\_\_\_ M., and duly recorded in Book

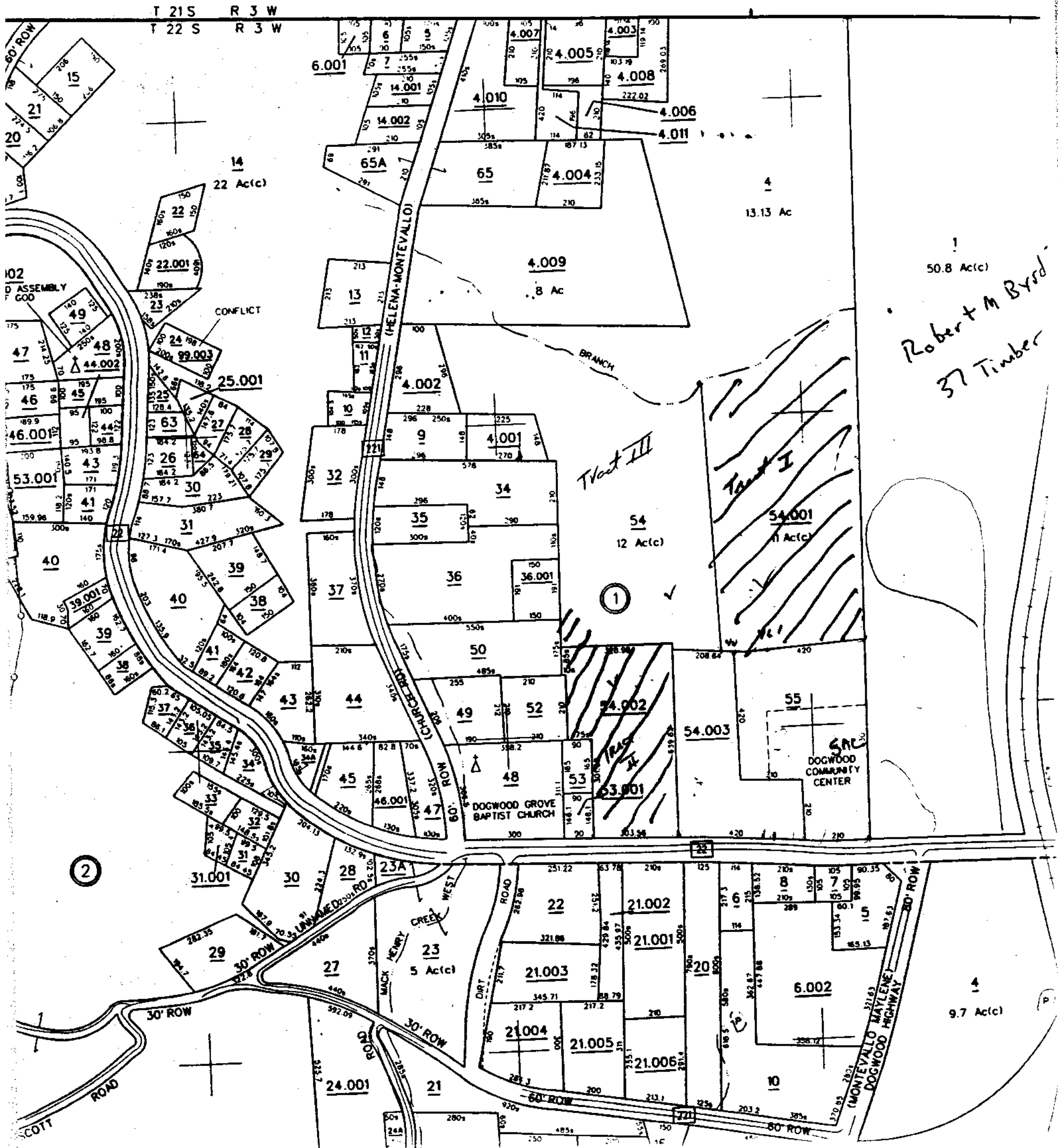
of Deeds, page \_\_\_\_\_ and examined.

Judge of Probate

Mail to  
Alabama Forest Products Inc.  
867 Valley View Rd.  
Pelham, AL 35124

# Attachment A

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SCHEDULE A CONTINUED  
LEGAL DESCRIPTION

TIMBER RIGHTS ONLY IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: 5-4.001

TRACT I:

A part of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the NE 1/4 of the NE 1/4 Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the West line of East 1/2 of the NE 1/4 of said Section 5, a distance of 2638.52 feet to a point on the North line of Shelby County Highway Number 22; thence turn an angle of 82 degrees 10 minutes 19 seconds left and run Easterly along the North line of said Highway 22 a distance of 100.37 feet to a point; thence turn an angle of 2 degrees 19 minutes 15 seconds left and continue along said right of way line a distance of 210.0 feet to a point; thence turn an angle of 95 degrees 30 minutes 26 seconds left and run Northerly a distance of 630.0 feet to the point of beginning of the property being described, said point also being the Northeast corner of the Dogwood Community Center property; thence continue along last described course a distance of 1,015.75 feet to a point in the centerline of a branch; thence turn an angle of 118 degrees 22 minutes 59 seconds left and run Southwesterly along centerline of said branch a distance of 30.84 feet to a point; thence turn an angle of 27 degrees 35 minutes 02 seconds left and continue along centerline of branch a distance of 41.56 feet to a point; thence turn an angle of 5 degrees 47 minutes 05 seconds right and continue along centerline of branch a distance of 64.33 feet to a point; thence turn an angle of 33 degrees 40 minutes 05 seconds right and continue along centerline of branch a distance of 40.20 feet to a point; thence turn an angle of 35 degrees 13 minutes 09 seconds right and continue along centerline of branch a distance of 65.21 feet to a point; thence turn an angle of 19 degrees 24 minutes 31 seconds left and continue along centerline of said branch a distance of 53.83 feet to a point; thence turn an angle of 6 degrees 58 minutes 19 seconds right and continue along centerline of ditch a distance of 77.36 feet to a point; thence turn an angle of 21 degrees 51 minutes 18 seconds left and run along centerline of said ditch a distance of 47.10 feet to a point; thence turn an angle of 13 degrees 48 minutes 22 seconds left and run along centerline of said branch a distance of 30.77 feet to a point; thence turn an angle of 13 degrees 25 minutes 25 seconds left and continue along centerline of said branch a distance of 97.48 feet to a point; thence turn an angle of 47 degrees 42 minutes 32 seconds left and run Southerly a distance of 795.80 feet to a point; thence turn an angle of 83 degrees 57 minutes 09 seconds left and run Easterly a distance of 461.26 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., Reg. No. 9049, dated February 10, 1986.

Also conveyed hereby is the right to the use of an easement described as follows:

A 20-foot easement for ingress and egress lying 10 feet either side of a centerline described as follows:

Commence at the NW corner of the NE 1/4 of the NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, and run thence Southerly along the West line of the East 1/2 of the NE 1/4 of said Section 5, a distance of 2638.52 feet to a point on the North line of Shelby Highway Number 22; thence turn an angle of 97 degrees 49 minutes 41 seconds right and run Westerly along said right of way a distance of 229.23 feet to a point; thence turn

CONTINUED ON NEXT PAGE . . .

SCHEDULE A, PAGE 2, COMMITMENT NO. SS-97-4310

**STEWART TITLE**  
GUARANTY COMPANY

54.002

SCHEDULE A, CONTINUED  
LEGAL DESCRIPTION, CONTINUED

an angle of 3 degrees 51 minutes 58 seconds left and run Westerly along said right of way a distance of 90.40 feet to the point of beginning of the centerline of said 20-foot easement; thence turn an angle of 86 degrees 02 minutes 17 seconds right and run a distance of 619.04 feet to a point; thence turn an angle of 45 degrees to the right and run a distance of 230 feet more or less to the end of said centerline of said easement, which said point is on the West line of a parcel of land conveyed simultaneously herewith to James E. Alexander and wife, Mandy L. Alexander.

**TRACT II:**

A part of the SW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the NE 1/4 of the NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the West line of the East 1/2 of the NE 1/4 of said Section 5, a distance of 2638.52 feet to a point on the North line of Shelby County Highway Number 22; thence turn an angle of 97 degrees 49 minutes 41 seconds right and run Westerly along said right of way line a distance of 229.23 feet to a point; thence turn an angle of 3 degrees 51 minutes 58 seconds left and run Westerly along said right of way a distance of 90.40 feet to the point of beginning of the property, being described; thence continue along last described course a distance of 303.56 feet to a point; thence turn an angle of 95 degrees 16 minutes 35 seconds right and run Northerly a distance of 301.58 feet to a point; thence turn an angle of 90 degrees 41 minutes 17 seconds left and run Westerly a distance of 90.0 feet to a point, said point also being the Northeast corner of the Dogwood Baptist Church property; thence turn an angle of 84 degrees 15 minutes 04 seconds right and run Northerly a distance of 323.69 feet to a point; thence turn an angle of 90 degrees 00 minutes right and run easterly a distance of 328.98 feet to a point; thence turn an angle of 90 degrees 00 minutes right and run Southerly a distance of 20.24 feet to a point; thence turn an angle of 2 degrees 48 minutes 05 seconds left and run Southerly a distance of 619.04 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., Reg. No. 9049, dated February 10, 1986.

The following easement is reserved from the above described parcel of land:

A 20-foot easement for ingress and egress lying 10 feet either side of a centerline described as follows:

Commence at the NW corner of the NE 1/4 of the NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, and run thence Southerly along the West line of the East 1/2 of the NE 1/4 of said Section 5, a distance of 2638.52 feet to a point on the North line of Shelby Highway Number 22; thence turn an angle of 97 degrees 49 minutes 41 seconds right and run Westerly along said right of way a distance of 229.23 feet to a point; thence turn an angle of 3 degrees 51 minutes 58 seconds left and run Westerly along said right of way a distance of 90.40 feet to the point of beginning of the centerline of said 20-foot easement; thence turn an angle of 86 degrees 02 minutes 17 seconds right and run a distance of 619.04 feet to a point; thence turn an angle of 45 degrees to the right and run a distance of 230 feet more or less to the end of said centerline of said easement, which said point is on the West line of a parcel of land conveyed simultaneously herewith to James E. Alexander and wife, Mandy L. Alexander.

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SCHEDULE A, PAGE 3, COMMITMENT NO. SS-97-4310

**STEWART TITLE**  
GUARANTY COMPANY



SCHEDULE A, CONTINUED  
LEGAL DESCRIPTION, CONTINUED

TRACT III:

A part of the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:  
Commence at the NW corner of the NE 1/4 of NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the West line of the East 1/2 of the NE 1/4 of said Section 5, a distance of 2638.52 feet to the point on the North line of Shelby County Highway No. 22; thence turn an angle of 82 degrees 10 minutes 19 seconds left and run Easterly along said right of way line a distance of 100.37 feet to the Southwest corner of the Dogwood Community Center property; thence turn an angle of 95 degrees 30 minutes 26 seconds to the left and run Northerly a distance of 210.0 feet to a point; thence turn an angle of 84 degrees 29 minutes 34 seconds left and run Westerly a distance of 210.0 feet to a point; thence turn an angle of 84 degrees 29 minutes 34 seconds right and run Northerly a distance of 420.0 feet to a point; thence turn an angle of 84 degrees 29 minutes 34 seconds to the left and run Westerly a distance of 41.26 feet to the point of beginning of the property being described; thence continue along last described course a distance of 167.38 feet to a point; thence turn an angle of 87 degrees 17 minutes 39 seconds right and run Northerly a distance of 20.24 feet to a point; thence turn an angle of 90 degrees 00 minutes left and run Westerly a distance of 328.98 feet to a point on the West line of the W.B. Alexander Estate; thence turn an angle of 90 degrees 00 minutes right and run Northerly a distance of 971.11 feet to a point in the center line of a branch; thence turn an angle of 114 degrees 56 minutes 28 seconds right and run Southeasterly along centerline of said branch a distance of 109.31 feet to a point; thence turn an angle of 1 degrees 39 minutes 27 seconds left and continue along centerline of branch a distance of 108.29 feet to a point; thence turn an angle of 10 degrees 18 minutes 20 seconds right and continue along centerline of said branch a distance of 75.32 feet to a point; thence turn an angle of 18 degrees 01 minutes 24 seconds left and continue along centerline of branch a distance of 65.98 feet to a point; thence turn an angle of 27 degrees 33 minutes 33 seconds right and continue along centerline of branch a distance of 64.09 feet to a point; thence turn an angle of 23 degrees 53 minutes 41 seconds left and continue along centerline of said branch a distance of 79.15 feet to a point; thence turn an angle of 77 degrees 26 minutes 31 seconds right and run Southerly a distance of 795.80 feet to the point of beginning; being situated in Shelby County, Alabama.

A 20-foot easement for ingress and egress lying 10 feet either side of a centerline described as follows:

Commence at the NW corner of the NE 1/4 of the NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, and run thence Southerly along the West line of the East 1/2 of the NE 1/4 of said Section 5, a distance of 2638.52 feet to a point on the North line of Shelby Highway Number 22; thence turn an angle of 97 degrees 49 minutes 41 seconds right and run Westerly along said right of way a distance of 229.23 feet to a point; thence turn an angle of 3 degrees 51 minutes 58 seconds left and run Westerly along said right of way a distance of 90.40 feet to the point of beginning of the centerline of said 20-foot easement; thence turn an angle of 86 degrees 02 minutes 17 seconds right and run a distance of 619.04 feet to a point; thence turn an angle of 45 degrees to the right and run a distance of 230 feet more or less to the end of said centerline of said easement, which said point is on the West line of a parcel of land conveyed simultaneously herewith to James B. Alexander and wife, Mandy L. Alexander.

SCHEDULE A, PAGE 4, COMMITMENT NO. SS-97-4310  
Inst # 1997-29788

09/16/1997-29788 STEWART TITLE  
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