

## WARRANTY DEED

STATE OF ALABAMA                     )  
   )  
COUNTY OF SHELBY & BIBB         )

Inst # 1999-49717

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Twenty-Two Thousand Five Hundred Thirty-Four 32/100 (\$122,534.32), the receipt and sufficiency of which are hereby acknowledged, that **HOWARD BROADHEAD, as Executor of the Estate and Last Will & Testament of Ruth Lee Broadhead, a deceased person,** hereinafter called "SELLER," does hereby GRANT, BARGAIN, SELL AND CONVEY unto, **SEAMAN TIMBER COMPANY, INC.,** a duly authorized Alabama corporation, hereinafter called the "BUYER," together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby & Bibb Counties, Alabama, to wit:

**PARCEL II:** *A tract of land lying in and being a part of the SW 1/4 of Section 12 and the NW 1/4 of Section 13, Township 24 North, Range 11 East, Shelby County, and the SW 1/4 of Section 13, Township 24 North, Range 11 East, Bibb County, being more particularly described as follows:*

*Beginning at the NE corner of the NE 1/4 of the NW 1/4 of Section 13, Township 24 North, Range 11 East; thence run South 02 degrees 55 minutes 36 seconds East a distance of 2955.28 feet to the North bank of Shoal Creek; thence run South 73 degrees 05 minutes 25 seconds West a distance of 116.24 feet along said creek; thence run North 76 degrees 15 minutes 02 seconds West a distance of 175.16 feet along said creek; thence run North 61 degrees 04 minutes 44 seconds West a distance of 116.18 feet along said creek; thence run North 87 degrees 14 minutes 42 seconds West a distance of 121.50 feet along said creek; thence run North 84 degrees 32 minutes 33 seconds West a distance of 145.15 feet along said creek; thence run North 74 degrees 29 minutes 59 seconds West a distance of 48.59 feet along said creek; thence run North 02 degrees 55 minutes 36 seconds West a distance of 2822.45 feet; thence run South 87 degrees 00 minutes 27 seconds West a distance of 689.86 feet; thence North 02 degrees 02 minutes 57 seconds East a distance of 739.24 feet; thence run North 88 degrees 11 minutes 22 seconds East a distance of 332.00 feet; thence run North 02 degrees 02 minutes 57 seconds East a distance of 591.00 feet; thence run North 88 degrees 11 minutes 22 seconds East a distance of 1012.11 feet; thence run South 00 degrees 34 minutes 45 seconds West a distance of 1299.89 feet to the point of beginning.*

Subject to easements, restrictions, and rights of way of record.

The legal description set out herein was furnished to preparer by the SELLERS herein pursuant to a survey conducted by Rodney Shiflett, a Registered Alabama Land Surveyor, dated 26 APR 99, and this deed was prepared with the benefit of a title search, SS-99-6394-A, Shelby County Abstract & Title Company, Inc.

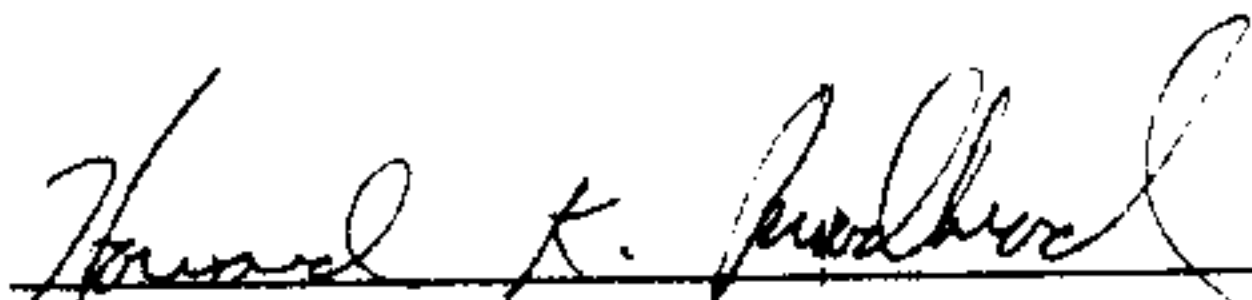
TO HAVE AND TO HOLD to the said BUYER in fee simple forever, together with every contingent remainder and right of reversion.

The SELLER, does individually and for the heirs, executors, and administrators of the SELLER covenant with said BUYER and the heirs and assigns of the BUYER, that the SELLER is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances,

12/09/1999-49717  
08:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMS 134.00

unless otherwise noted above; that the SELLER has a good right to sell and convey the said premises; that the SELLER and the heirs, executors, and administrators of the SELLER shall warrant and defend the said premises to the BUYER and the heirs and assigns of the BUYER forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the 22 day of NOVEMBER, 1999, at Shelby County, Alabama

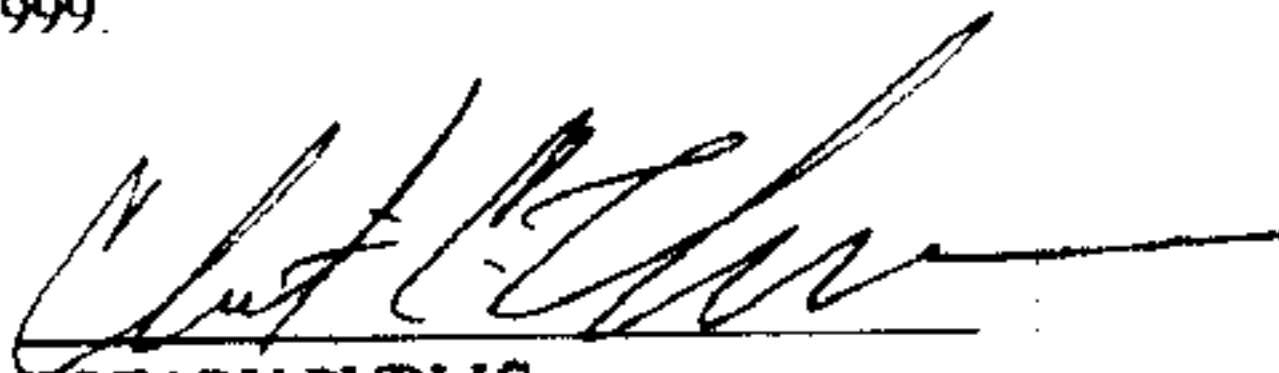


**HOWARD BROADHEAD, as Executor of the Estate and  
Last Will & Testament of Ruth Lee Broadhead, a deceased person**

STATE OF ALABAMA     )  
                                      )     ACKNOWLEDGEMENT  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public for the State at Large, hereby certify that **Howard Broadhead, as Executor of the Estate and Last Will & Testament of Ruth Lee Broadhead, a deceased person**, whose name is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the  
22 day of NOV, 1999.



NOTARY PUBLIC

My Commission Expires: 24 JAN, 2000

THIS INSTRUMENT PREPARED BY:

Clint C. Thomas  
Attorney at Law  
P.O. Box 1422  
Calera, Alabama 35040

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