

75,400.00 JW



20050128000043220 Pg 1/2 89.50
Shelby Cnty Judge of Probate, AL
01/28/2005 09:13:00 FILED/CERTIFIED

STATE OF ALABAMA)

COUNTY OF SHELBY)

THIS INDENTURE, made and entered into on this the 27th day of January, 2005, by and between **JAMES R. CHALKER**, a single man, hereinafter referred to as **GRANTOR**, and **BUCHANAN TIMBER COMPANY, INC.**, hereinafter referred to as **GRANTEE**.

WITNESSETH:

That for and in consideration of the sum of ONE HUNDRED AND NO/100 (\$100.00) DOLLARS, cash in hand paid to Grantor by Grantee, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in **Shelby County, Alabama**, to-wit:

All of the NW 1/4 of the NE 1/4 lying North and East of the Central of Georgia Railroad Company's right-of-way, and all of the SW 1/4 of the NE 1/4 lying North and East of the Central of Georgia Railroad Company's right-of-way, said quarter Section lying and being situated in Section 24, Township 18 South, Range 1 East, containing 37 acres, more or less, situated in Shelby County, Alabama.

ALSO: a twenty (20) foot access easement across the NE 1/4 of the NE 1/4 of said Section reserved in Deed Book 280, Page 419, in the Probate Office of Shelby County, Alabama.

ALSO: any other access easement of Grantor for ingress and egress to said property.

SUBJECT, HOWEVER, TO ANY AND ALL OF THE FOLLOWING: easements, reservations, restrictions and rights-of-way heretofore filed and of record; mineral and mining rights heretofore reserved and severed and not owned by Grantor; rights of parties in possession, matters not of record which would be disclosed by an accurate survey and inspection of the property, and underground easements or other uses of subject property not visible from the surface, **AND IN PARTICULAR**, subject to all restrictions of record, and right-of-way to Shelby County dated April 17, 1930, recorded in Deed Book 114, Page 464, in the Probate Office of Shelby County, Alabama.

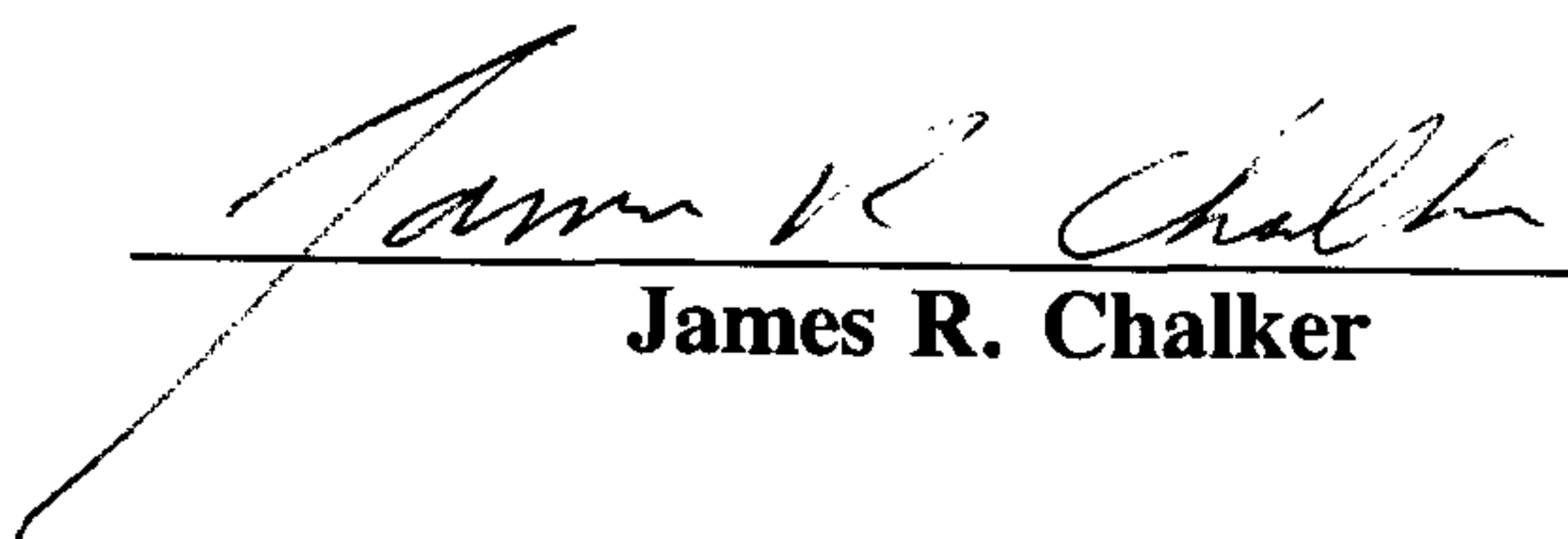
together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, in fee simple, forever.

Chalker Title, Inc.

Grantor represents to and covenants with Grantee, its successors and assigns, that Grantor is seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor has the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever; and that Grantor will forever warrant and defend Grantee, its successors and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor hereunto sets his hand and affixes his seal on this the day and date first hereinabove written.

 (SEAL)
James R. Chalker


GRANTEE'S ADDRESS:
Buchanan Timber Company, Inc.
P. O. Box 990
Selma, Alabama 36702-0990

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STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, do hereby certify that **James R. Chalker**, whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL this 27th day of January, 2005.


NOTARY PUBLIC, Shelby COUNTY, ALABAMA

MY COMMISSION EXPIRES: 8-8-07

(SEAL)

THIS INSTRUMENT PREPARED BY:
ARCHIE T. REEVES, JR.
REEVES & STEWART, ATTORNEYS
P. O. BOX 447
SELMA, ALABAMA 36702-0447

DEANN A. LIVINGSTON
Notary Public for State at Large
Qualified in Alabama
Commission Expires August 8, 20 07