

\$50,000.00



20080731000308540 1/3 \$67.00
Shelby Cnty Judge of Probate, AL
07/31/2008 12:30:54PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of **Ten and No/100 Dollars (\$10.00)** and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Seaman Timber Company, Inc.**, an Alabama corporation (herein referred to as "Grantor"), grants, bargains, sells and conveys unto **Gregory Wayne Dailey** (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama to wit:

SEE EXHIBIT A LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED BY REFERENCE

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title interest of Grantor in and to any and all roads, alleys and ways bounding said property.

SUBJECT TO AND EXCEPT FOR:

1. Ad valorem taxes and assessments for the current year and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded encumbrances, if any; all recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama; any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, encroachments, and other matters which would be disclosed by a true and accurate survey of the property conveyed herein; and any and all recorded or unrecorded leases affecting said property, if any.

TO HAVE AND TO HOLD to the said Grantee, and its successors and assigns, in fee simple forever against the lawful claims of all parties claiming by, through, or under the Grantor.

The Grantor hereby covenants and agrees with the Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed on this 26 day of July, 2008.

SEAMAN TIMBER COMPANY, INC.

By: _____

R. Shane Boatright
Its President

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STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. Shane Boatright, whose name as President of Seaman Timber Company, 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 conveyance he, as such officer and with full authority, executed the same voluntarily for and as the act of said _____ on the day the same bears date.

Given under my hand and official seal this 26 day of July, 2008.

AFFIX SEAL

John Steven Boatright
Notary Public
My Commission Expires: 06-13-2011

THIS INSTRUMENT PREPARED BY:

Donald E. Johnson, Esq.
2311 Highland Ave, S.
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Gregory Wayne Dailey
220 Normandy Lane
Chelsea, AL 35043

EXHIBIT A

LEGAL DESCRIPTION

All that part of the North 1/2 of the NW1/4 of Section 8, and all that part of the S1/2 of the SW1/4 of Section 5 lying South of the center of Shoal Creek, all being in Township 24 North, Range 12 East, described as follows:

Beginning at the SE corner of the NE1/4 of the NW1/4 of Section 8 go North 86 degrees 39 minutes 45 seconds West along the South boundary of said 1/4-1/4 section for 1,298.22 feet to an existing iron pin; thence South 86 degrees 33 minutes 28 seconds West for 419.84 feet to an existing iron pin; thence North 84 degrees 52 minutes 51 seconds West for 938.36 feet to an existing iron pin and the SW corner of the NW1/4 of the NW1/4 of Section 8; thence North 01 degrees 06 minutes 35 seconds East along the West boundary of said 1/4-1/4 section for 1,349.18 feet to the NW corner of Section 8; thence South 87 degrees 19 minutes 54 seconds East along the North boundary of said Section 8 for 534.82 feet to the center of Shoal Creek; thence Northeasterly along the center of Shoal Creek for eighteen (18) courses as follows: go North 33 degrees 34 minutes 00 seconds East for 148.41 feet; thence North 45 degrees 10 minutes 12 seconds East for 502.47 feet; thence North 48 degrees 40 minutes 28 seconds East for 276.51 feet; thence North 57 degrees 29 minutes 00 seconds East for 185.03 feet; thence North 59 degrees 04 minutes 00 seconds East for 176.00 feet; thence North 68 degrees 23 minutes 42 seconds East for 103.04 feet; thence North 85 degrees 23 minutes 36 seconds East for 149.85 feet; thence North 83 degrees 01 minutes 24 seconds East for 208.83 feet; thence South 71 degrees 50 minutes 51 seconds East for 150.13 feet; thence South 56 degrees 10 minutes 00 seconds East for 159.30 feet; thence South 55 degrees 18 minutes 14 seconds East for 152.42 feet; thence South 47 degrees 53 minutes 24 seconds East for 123.72 feet; thence North 79 degrees 13 minutes 00 seconds East for 151.30 feet; thence South 10 degrees 54 minutes 27 seconds East for 99.39 feet; thence South 17 degrees 24 minutes 12 seconds West for 257.25 feet; thence South 32 degrees 00 minutes 19 seconds West for 290.30 feet; thence South 15 degrees 14 minutes 30 seconds West for 108.46 feet; thence South 32 degrees 46 minutes 45 seconds East for 48.04 feet to the intersection of the center of Shoal Creek with the North boundary of Section 8; thence South 87 degrees 19 minutes 54 seconds East along the North boundary of Section 8 for 281.25 feet to the NE corner of the NE1/4 of the NW1/4 of said Section 8; thence South 00 degrees 58 minutes 57 seconds West along the East boundary of said 1/4-1/4 section for 1,359.87 feet to the point of beginning.

SOURCE OF TITLE: Inst. #1993-35258

[This instrument prepared from Inst. #1993-35258,
Shelby County Probate Court. No title search was performed
at the request of the Grantor and the Grantee.]

Shelby County, AL 07/31/2008
State of Alabama

Deed Tax: \$50.00