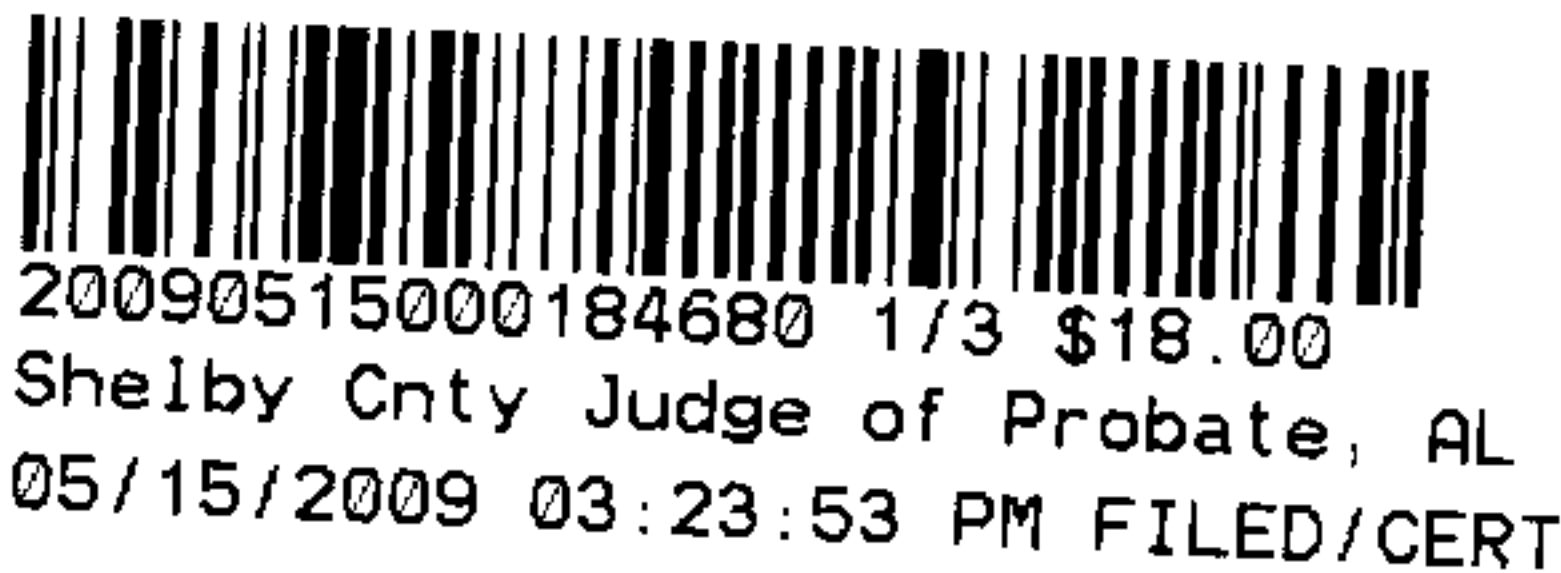


This instrument was prepared by:
Anthony B. Johnson
JOHNSON LAW FIRM
Attorney at Law
60 Court Square West
Post Office Box 188
Centreville, Alabama 35042

Send Tax Notice To:
Janet Seaman
P. O. Box 279
Wilton, AL 35187



WITHOUT THE BENEFIT OF A TITLE SEARCH

Source of Title: Shelby County Judge of Probate, AL

Book: 20090220000061220

STATE OF ALABAMA	*	
	*	WARRANTY DEED
COUNTIES OF BIBB AND SHELBY	*	

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

TEN DOLLARS AND NO/100 (\$10.00)
AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt and sufficiency of which is acknowledged, Seabrier Farms, LLC, an Alabama limited liability company, by Janet Seaman as Managing Member, herein referred to as the GRANTOR, does grant, bargain, sell and convey unto JANET SEAMAN, a widowed woman, herein referred to as the GRANTEE, in fee simple, the following described real estate situated in Bibb County and Shelby County, Alabama, to-wit:

Parcel A

All that part of the West ½ of the SE ¼ lying North and West of Old Montevallo and Centreville dirt road, except a strip of land of uniform width being 338 feet wide off of the West side of that part of the West ½ of said SE ¼ lying South of Shoal Creek, also all that part of the SE ¼ of the SE ¼ lying North and West of Old Montevallo and Centreville dirt road; all being in Section 13, Township 24, Range 11 East, Bibb County, Alabama.

Also, all that part of the NE ¼ of SE ¼ of Section 13, Township 24, Range 11 East, lying North and West of Old Montevallo and Centreville dirt road; being situated in Shelby County, Alabama.

Parcel B

A parcel of land situated in the South ½ of the SE ¼ of Section 13, Township 24 North, Range 11 East, and more particularly described as follows: Begin at the intersection of the West side of the SE ¼ of the SE ¼ of said Section 13, Township 24 North, Range 11 East, with the North boundary of Alabama Highway No. 25 for point of beginning; thence Westerly along the North right-of-way line of said highway a distance of 981.62 feet to a fence, the accepted property line; thence at an angle of 89 degrees 46 minutes to the right and run along said fence 382.42 feet; thence turn an angle of 121 degrees 55 minutes to the right and run along the Old Montevallo-Centreville Road 125.12 feet; thence turn an angle of 10 degrees 25 minutes to the left and continue along said road 383.38 feet; thence turn an angle of 5 degrees 49 minutes to the left and continue along said road 392.0 feet; thence turn an angle of 14 degrees 33 minutes to the left and run along said road 483.4 feet; thence turn an angle of 89 degrees 06 minutes to the right and run 65.93 feet to the north boundary of said Alabama Highway No. 25; thence Westerly along said highway right-of-way 341.3 feet to the point of beginning.

Mineral and mining rights excepted.

Less and except the following:

Commence at the NE corner of the SW ¼ of the SE ¼ of Section 13, and go South 2 degrees 41 minutes 19 seconds East along the East boundary of said ¼-¼ section for 413.12 feet to the North boundary of Highway 25; thence South 87 degrees 26 minutes 30 seconds West along said North boundary 650.32 feet to the point of beginning; thence continue South 87 degrees 26 minutes 30 seconds West for 330 feet; thence North 2 degrees 47 minutes West for 660 feet; thence North 87 degrees 26 minutes 30 seconds East for 330 feet; thence South 2 degrees 47 minutes East for 660 feet to the point of beginning. Said tract being located in the West ½ of the SE ¼ of Section 13, Township 24 North, Range 11 East, Bibb County, Alabama.

All being situated in Shelby County and Bibb County, Alabama.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainder, rents, issues, and profits thereof; and also all of the estate, right, title interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTORS, of, in, and to the same and every part of parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE her heirs or assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I am entitled to the immediate possession thereof; that I and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of May 2009.

GRANTOR:
Seabrier Farms, LLC

By: Janet W. Seaman (SEAL)
Janet Seaman, Managing Member

STATE OF ALABAMA

*

*

COUNTY OF BIBB

*

I, REBECCA ELAINE GRIFFIN, Notary Public, do hereby certify that Janet Seaman personally appeared before me this day and acknowledged that she is President of Seabrier Farms, LLC, and she, as Managing Member, being authorized to do so, executed the foregoing on behalf of the limited liability company.

WITNESS my hand and notarial seal, this the 14th day of May, 2009.

(SEAL)

Rebecca Elaine Griffin
Notary Public, State at Large
My Commission Expires: 10.10.10

JOHNSON & HOBSON
LAW FIRM, LLC

May 15, 2009



20090515000184680 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
05/15/2009 03:23:53 PM FILED/CERT

VIA FACSIMILE ONLY
205-669-3884

Shelby County Probate Office
Attn: Recording Office
P O Box 1810
Columbiana Alabama 35051

Re: Janet Seaman (Seabrier Farms)
Book #: 20090220000061220

To whom it may concern:

The deed referenced above was prepared as a corrective deed to transfer property from Seaman Timber Company to Seabrier Farms.

Please let us know if additional information is required.

Very truly yours,

Anthony B. Johnson
Anthony B. Johnson

ABJ/eg

Anthony B. Johnson, Esq.

Thomas Michael Hobson, Esq.

60 Court Square West + P. O. Box 188 + Centreville, AL 35042
Tel. (205) 876-1671 + Fax. (205) 876-1672