

This instrument was prepared by:

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P. O. Box 188
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Source of Title: Shelby County
Real Property Book _____, Page _____

QQ	Q	Section	Township	Range
	SE	13	24N	11E

WITHOUT THE BENEFIT OF A TITLE SEARCH

Send Tax Notice To:

Janet Seaman
c/o Seabrier Farm, LLC
P O Box 279
Wilton Alabama 35187

\$1720

STATE OF ALABAMA

*

WARRANTY DEED

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COUNTY OF BIBB

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KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred And NO/100 (\$100.00) Dollars, together with other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt and sufficiency of which is acknowledged, **SEAMAN TIMBER COMPANY, INC**, herein referred to as the GRANTOR, does grant, bargain, sell and convey unto **SEABRIER FARM, LLC, a limited liability company**, herein referred to as the GRANTEE, in fee simple, the following described real estate situated in Bibb County, Alabama, to-wit:

STATE OF ALABAMA
SHELBY COUNTY:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 11 EAST LYING SOUTH AND EAST OF THE CENTERLINE OF THE OLD MONTEVALLO-CENTERVILLE ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A 1-1/2" CAPPED PIPE LOCALLY ACCEPTED AS THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 11 EAST; THENCE S 88°07'42"W ALONG THE SOUTH LINE OF SAID 1/4-1/4 A DISTANCE OF 602.83 FEET TO A POINT IN THE CENTERLINE OF THE OLD MONTEVALLO-CENTERVILLE ROAD; THENCE ALONG SAID CENTERLINE FOR THE NEXT 14 CALLS: THENCE N 34°59'43"E FOR 27.02 FEET; THENCE N 30°53'14"E FOR 106.41 FEET; THENCE N 33°04'02"E FOR 59.42 FEET; THENCE N 37°16'49"E FOR 58.55 FEET; THENCE N 43°35'41"E FOR 58.30 FEET; THENCE N 47°08'21"E FOR 57.80 FEET; THENCE N 49°15'41"E FOR 58.29 FEET; THENCE N 51°05'33"E FOR 57.93 FEET; THENCE N 52°50'30"E FOR 58.60 FEET; THENCE N 56°39'12"E FOR 59.95 FEET; THENCE N 61°23'09"E FOR 59.88 FEET; THENCE N 63°27'46"E FOR 54.72 FEET; THENCE N 65°48'09"E FOR 52.65 FEET; THENCE N 65°35'51"E FOR 27.68 FEET TO A POINT ON THE EAST LINE OF SAID 1/4-1/4 SECTION; THENCE ALONG SAID LINE S 02°25'09"E A DISTANCE OF 501.05 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 4.30 ACRES, MORE OR LESS.

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



20091230000476920 2/2 \$16.00
 Shelby Cnty Judge of Probate, AL
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in equity of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, its heirs or assigns forever. And the Grantor does for itself and for its beneficiaries, principals, trustees, fiduciaries, representatives, heirs, executors, administrators, successors or assigns, covenant with the said GRANTEE, its heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantor is entitled to the immediate possession thereof; that Grantor, and its beneficiaries, principals, trustees, fiduciaries, representatives, heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Gregory Dailey, as Vice President of SEAMAN TIMBER COMPANY, INC., has hereunto executed this instrument under his hand and seal this 23 day of December, 2009.

GRANTOR:

 (L.S.)
Gregory Dailey, as Vice President of SEAMAN TIMBER COMPANY, INC.

STATE OF ALABAMA

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COUNTY OF Bibb

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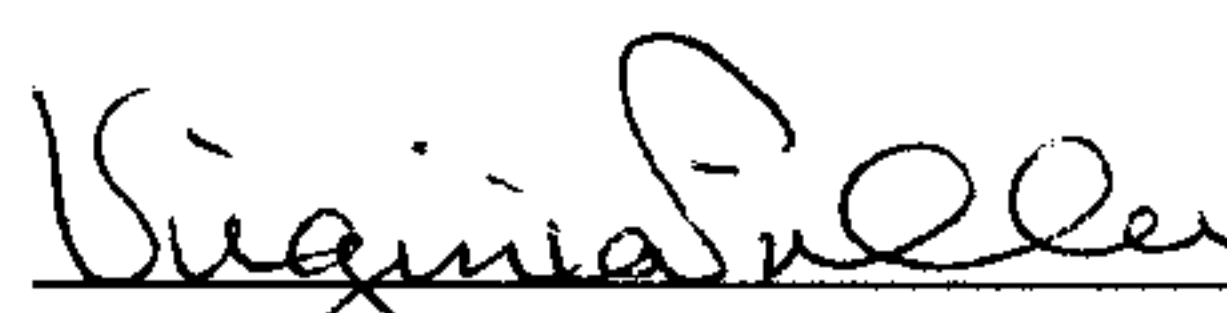
ACKNOWLEDGMENT

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I, Virginia Fuller, a Notary Public in and for said County, in said State, hereby certify that **Gregory Dailey, as Vice President of SEAMAN TIMBER COMPANY, INC.,** and whose name is signed to the foregoing conveyance, and who is known to me, or produced a driver's license and/or other picture identification, acknowledged before me on this day, that being informed of the contents of the conveyance, and with full legal authority in their capacity as Trustee, he has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 23RD day of December, 2009.

(SEAL)


 Notary Public, State at Large
 My Commission Expires: May 15, 2010.

My Commission Expires May 15, 2010