



20091230000476930 1/2 \$14.50
Shelby Cnty Judge of Probate, AL
12/30/2009 02:20:23 PM FILED/CERT

Shelby County, AL 12/30/2009
State of Alabama
Deed Tax : \$.50

This instrument was prepared by:

Anthony B. Johnson
JOHNSON HOBSON LAW FIRM
Attorney at Law
60 Court Square W.
P. O. Box 188
Centreville, AL 35042

Source of Title: Shelby County
Real Property Book _____, Page _____

QQ	Q	Section	Township	Range
	NE	18	24N	12E

WITHOUT THE BENEFIT OF A TITLE SEARCH

Send Tax Notice To:

Janet Seaman
c/o Seaman Foundation
P O Box 279
Wilton Alabama 35187

#400.00

STATE OF ALABAMA

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WARRANTY DEED

COUNTY OF SHELBY

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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 consid-
eration, 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
SEAMAN FOUNDATION, an Alabama Non-Profit Corporation, herein referred to
as the GRANTEE, in fee simple, the following described real estate situated in Shelby
County, Alabama, to-wit:

STATE OF ALABAMA
SHELBY COUNTY:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH,
RANGE 12 EAST LYING BETWEEN THE EAST RIGHT-OF-WAY
LINE OF COUNTY ROAD NO. 217 AND SOUTH OF ALABAMA
HIGHWAY NO. 25 AND WEST OF THE WEST RIGHT-OF-WAY
LINE OF THE NORFOLK-SOUTHERN RAILROAD AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A
1/2" CAPPED REBAR AT THE INTERSECTION OF THE EAST
RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 217 AND THE
SOUTH LINE OF SAID 1/4-1/4 SECTION; THENCE ALONG SAID
SOUTH 1/4-1/4 LINE RUN S 89°44'47"E A DISTANCE OF 215.21
FEET TO A 1/2" REBAR ON THE WEST RIGHT-OF-WAY LINE OF
THE NORFOLK-SOUTHERN RAILROAD, SAID POINT BEING ON A
CURVE TO THE RIGHT HAVING A CENTRAL ANGEL OF 01°05'05"
AND A RADIUS OF 5708.71 FEET; THENCE ALONG THE CHORD
OF SAID CURVE RUN N 27°19'28"E A CHORD DISTANCE OF
108.09 FEET TO A CONCRETE MONUMENT ON THE SOUTH
RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE
ALONG SAID RIGHT-OF-WAY LINE RUN N 76°24'04"W A
DISTANCE OF 196.37 FEET TO A CONCRETE MONUMENT;
THENCE CONTINUE ALONG SAID RIGHT-OF-WAYLINE S
56°54'41"W A DISTANCE OF 82.17 FEET TO A CONCRETE
MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY
ROAD NO. 217; THENCE ALONG SAID EAST RIGHT-OF-WAY
LINE S 03°02'01"W A DISTANCE OF 96.52 FEET BACK TO THE
POINT OF BEGINNING. CONTAINING 0.659 ACRE, 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,



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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 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:

Gregory Dailey (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)

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

My Commission Expires May 15, 2010