

10.00



20101230000439690 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
12/30/2010 11:03:32 AM FILED/CERT

Mail Tax Notice To:
Janet Seaman

*Prepared by and after
recording return to:*
William C. Byrd, II
Bradley Arant Boult Cummings LLP
One Federal Place, 4th Floor
1819 Fifth Avenue North
Birmingham, AL 35203-2104

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 22nd day of December 2010, by **BOATRIGHT RAILROAD PRODUCTS, INC.**, an Alabama corporation f/k/a **SEAMAN TIMBER COMPANY, INC.** (the "Grantor"), whose address is 31 Inverness Center Parkway, Suite 120, Birmingham, Alabama 35242 to **JANET SEAMAN**, an individual (the "Grantee"), whose address is POB 279
WILTON ALABAMA (the "Grantee"):

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Shelby County, Alabama, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"), subject to all easements, restrictions and other matters of record.

TOGETHER, with all the improvements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the Property, along with all hereditaments, appurtenances, improvements, buildings on the Property, and all other estates, easements and interests that appertain to or run with the Property, over to Grantee, as tenants in common.

Grantor warrants and covenants with Grantee that Grantor is lawfully seized and possessed of the Property; that Grantor has full power, authority and right to make this conveyance pursuant to this Special Warranty Deed; that the title thereto is clear, free and unencumbered except as specifically set forth in Exhibit "B" which is attached hereto and incorporated herein by this reference; and that Grantor shall forever warrant and defend said title against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, the day and year first above written.

GRANTOR

BOATRIGHT RAILROAD PRODUCTS, INC.,
f/k/a SEAMAN TIMBER COMPANY, INC.

By: Rush Shane Boatright
Rush Shane Boatright,
Its President and Chairman

STATE OF ALABAMA)
:
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Rush Shane Boatright, whose name as President and Chairman of Boatright Railroad Products, Inc., an Alabama corporation, f/k/a Seaman Timber Company, Inc. is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 22nd day of December, 2010.

Barry Scott
Notary Public

[NOTARIAL SEAL]

My commission expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2011

EXHIBIT "A"


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A parcel of land located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and a portion of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 18, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and run South 02 degrees 05 minutes East along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 1059.60 feet to an iron pipe at the intersection of the North right of way of Alabama Highway No. 25; thence run South 68 degrees 57 minutes 51 seconds West along said right of way 43.11 feet to an iron pin; thence run North 02 degrees 05 minutes West 826.38 feet to an iron pin; thence run South 68 degrees 55 minutes 16 seconds West 1083.13 feet to an iron pin; thence run North 15 degrees 53 minutes 52 seconds West 711.61 feet to an iron pin; thence run North 71 degrees 56 minutes 57 seconds East 1282.50 feet to the intersection of the East boundary of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence run South 02 degrees East along said boundary 444.06 feet to the point of beginning.

EXHIBIT "B"


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1. All taxes for the year 2010 and subsequent years, not yet due and payable.
2. All matters of record.

Shelby County, AL 12/30/2010
State of Alabama
Deed Tax:\$10.00