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Shelby Cnty Judge of Probate, AL
02/08/2017 08:52:57 AM FILED/CERT

STATE OF ALABAMA **§**

WARRANTY DEED

COUNTY OF SHELBY **§**

THIS INDENTURE, made and entered into on this the 3rd day of February, 2017, by and between **BUCHANAN TIMBERLANDS MONTGOMERY, INC.**, an Alabama Corporation, hereinafter referred to as **GRANTOR**, and **RICHARD W. BUCHANAN, III**, **MICHAEL C. BUCHANAN**, and **SARA B. FINNEY**, hereinafter referred to as **GRANTEES**.

WITNESSETH:

WHEREAS, pursuant to and in consideration of the plan of dividend distribution adopted by the corporation on or about December 1, 2016, Grantor does hereby grant, bargain, sell and convey unto the said Grantees, in fee simple, the following described real estate, situate, lying and being in the County of Shelby, State of Alabama, to-wit:

Alliance 40 Tract

SW 1/4 of SE 1/4 of Section 14 containing 40 acres, more or less, and lying and being in Township 18 South, Range 1 East, in Shelby County, Alabama.

Chalker Tract

All of NW 1/4 of NE 1/4 lying north and east of Central of Georgia Railroad Company's right of way, and all of the SW 1/4 of NE 1/4 lying north and east of Central of Georgia Rail Company's right of way, said quarter Section lying and being situated in Section 24 containing 34 acres, more or less, and lying and being in Township 18 South, Range 1 East.

Also a twenty (20) foot access easement across the NE 1/4 of NE 1/4 of Section 24 as reserved in Deed Book 280 Page 419.

All other access, rights of way, and easements for ingress and egress to this Section 24 property owned by Grantor in Shelby County, Alabama.

SUBJECT, HOWEVER, TO ANY AND ALL OF THE FOLLOWING: easements, reservations, restrictions and rights-of-way heretofore filed and of record; mineral and mining rights heretofore reserved and severed and not owned by Grantor; rights of parties in possession, matters not of record which would be disclosed by an accurate survey and inspection of the property, and underground easements or other uses of subject property not visible from the surface,

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, in fee simple, forever.


Grantor represents to and covenants with Grantees, their heirs and assigns, that Grantor is seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor has the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor will forever warrant and defend Grantees, their heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor hereunto sets its hand and affixes its seal on this the day and in the year first hereinabove written.

BUCHANAN TIMBERLANDS MONTGOMERY, INC.,
an Alabama Corporation



By: **MICHAEL C. BUCHANAN**
As its: President


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STATE OF ALABAMA **I**

COUNTY OF BALDWIN **I**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MICHAEL C. BUCHANAN**, whose name as President of **BUCHANAN TIMBERLANDS MONTGOMERY, INC.**, an Alabama Corporation, 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 the instrument, he, in his capacity as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL this the 03 day of FEBRUARY, 2017.

(SEAL)


Notary Public, State of Alabama at Large
My Commission Expires: 04/03/2017

Grantees' Address:
3825 Lyde Lane
Montgomery, AL 36106

Grantor's Address:
3825 Lyde Lane
Montgomery, AL 36106

Property Address:
Tracts in S 14 & S 24
Shelby County, AL

NOTE: The preparing of this document does not constitute an examination of title as to the property described herein. The preparing attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.

THIS INSTRUMENT PREPARED BY:

Allen S. Reeves
REEVES & STEWART, P.C.
Attorneys at Law
P.O. Box 447
Selma, Alabama 36702-0447



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NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES APRIL 3, 2017
BONDED THRU WESTERN SURETY COMPANY

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Buchanan Timberlands
Mailing Address Montgomery, Inc.
3825 Lyde Lane
Montgomery, AL 36106

Grantee's Name Richard W. Buchanan III;
Mailing Address Michael C. Buchanan; Sara B. Finney
3825 Lyde Lane
Montgomery, AL 36106

Property Address Tracts in Sections 14 and 24
Shelby County, Alabama

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 190,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Corporate Distribution
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/3/17
☒ Unattested

Print

Michael C. Buchanan
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1