



2312

OW ALL MEN BY THESE PRESENTS: That

COOSA RIVER NEWSPRINT COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Alabama, party of the first part, for and in consideration of the sum of FIVE HUNDRED TWENTY-TWO and 03/100 DOLLARS (\$522.03) to it in hand paid by Southern Railway Company, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto

SOUTHERN RAILWAY COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Virginia, hereinafter for convenience styled the Railway Company, party of the second part,

AN EASEMENT OR RIGHT OF WAY, for the construction, operation, maintenance and repair of two (2) railroad tracks and for all railroad purposes in connection therewith, over and upon that certain strip, piece or parcel of land of the party of the first part, situate, lying and being in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4, all in Section 18, Township 21 South, Range 3 West, near MAYLENE, Shelby County, Alabama, more particularly described as follows: to wit,

TO FIND BEGINNING POINT, start at the northeasterly corner of said NE 1/4 of the NW 1/4 of Section 18 and run thence North 89° 50' West a distance of 101.44 feet to the POINT OF BEGINNING which is 114 feet southeastwardly (measured radially) from located center line of proposed Track No. 1; and from said POINT OF BEGINNING run thence Southwestwardly, along a line concentric with and at all points 114 feet southeastwardly (measured radially) from said center line of proposed Track No. 1, a distance of 523.27 feet; thence South 22° 12' West, along a line parallel with and at all points 114 feet southeastwardly (measured at right angles) from said center line of proposed Track No. 1, a distance of 222.41 feet; thence South 67° 48' East a distance of 20 feet to a point 134 feet southeastwardly (measured at a right angle) from said center line of proposed Track No. 1; thence South 22° 12' West, along a line parallel with and at all points 134 feet southeastwardly (measured at right angles) from said center line of proposed Track No. 1, a distance of 731.28 feet; thence Southwestwardly, along a curve to the right, concentric with and at all points 134 feet southeastwardly (measured radially) from said center line of proposed Track No. 1, a distance of 445.88 feet; thence South 45° 58' West, along a line parallel with and at all points 134 feet southeastwardly (measured at right angles) from said center line of proposed Track No. 1, a distance of 320.52 feet, more or less, to a point in the westerly boundary of the SE 1/4 of the NW 1/4 of said Section 18; thence North 2° 03' West, along said westerly boundary of the SE 1/4 of the NW 1/4 of Section 18, a distance of 322.86 feet, more or less, to a point 106 feet northwestwardly (measured at a right angle) from said center line of proposed Track No. 1; thence North 45° 58' East, along a line parallel with and at all

points 106 feet northwestwardly (measured at right angles) from said center line of proposed Track No. 1, a distance of 104.54 feet; thence Northeastwardly, along a curve to the left, concentric with and at all points 106 feet northwestwardly (measured radially) from said center line of proposed Track No. 1, a distance of 346.35 feet; thence North 22° 12' East, along a line parallel with and at all points 106 feet northwestwardly (measured at right angles) from said center line of proposed Track No. 1, a distance of 731.28 feet; thence South 67° 48' East a distance of 45 feet, more or less, to a point 61 feet northwestwardly (measured at a right angle) from said center line of proposed Track No. 1; thence North 22° 12' East, along a line parallel with and at all points 61 feet northwestwardly (measured at right angles) from said center line of proposed Track No. 1, a distance of 222.41 feet; thence Northeastwardly, along a line concentric with and at all points 61 feet northwestwardly (measured radially) from said center line of proposed Track No. 1, a distance of 398.44 feet, more or less, to a point in the northerly boundary of said NE 1/4 of the NW 1/4 of Section 18, thence South 89° 50' East, along said northerly boundary of the NE 1/4 of the NW 1/4 of Section 18, a distance of 274.33 feet, more or less, to the point of beginning; containing 10.13 acres, more or less; and being shown in red outline on print of Drawing No. 38561, dated October 7, 1960, last revised January 10, 1961, hereto attached and made a part hereof;

EXCEPTING, however, all minerals and mining rights;

SUBJECT, however, to right of way or easement of Alabama Power Company, 100 feet in width, across said premises, and

Subject to that certain Indenture of Mortgage and Deed of Trust, dated January 1, 1948, from Coosa River Newsprint Company to the Chase National Bank of the City of New York, as Trustee, recorded in the office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 205 at page 1, and to the supplemental Indenture of Mortgage, dated November 1, 1955, executed between the same parties and recorded in the same office in Mortgage Record Book 242 at page 101.

TO HAVE AND TO HOLD the said right of way unto the Railway Company, its successors and assigns, so long as it or they may require the same for the construction, operation, maintenance and repair of said tracks; PROVIDED, however, and this conveyance is made upon the condition, that in the event that the Railway Company shall, at any time hereafter, abandon said tracks, and in evidence thereof, shall discontinue the operation of the same and take up and remove the rails, materials and fixtures therein, then and in such event, the right of way hereby conveyed, and all rights incident or appurtenant thereto, shall revert to the party of the first part, its successors and assigns.

IN WITNESS WHEREOF, the said Coosa River Newsprint Company has caused these presents to be executed and its corporate seal to be hereunto affixed and attested by its officers thereunto duly authorized, this 8th day of

August, 1961.
 ATTEST:
W. S. Sullivan
 Secretary

COOSA RIVER NEWSPRINT COMPANY
 By [Signature]
 President

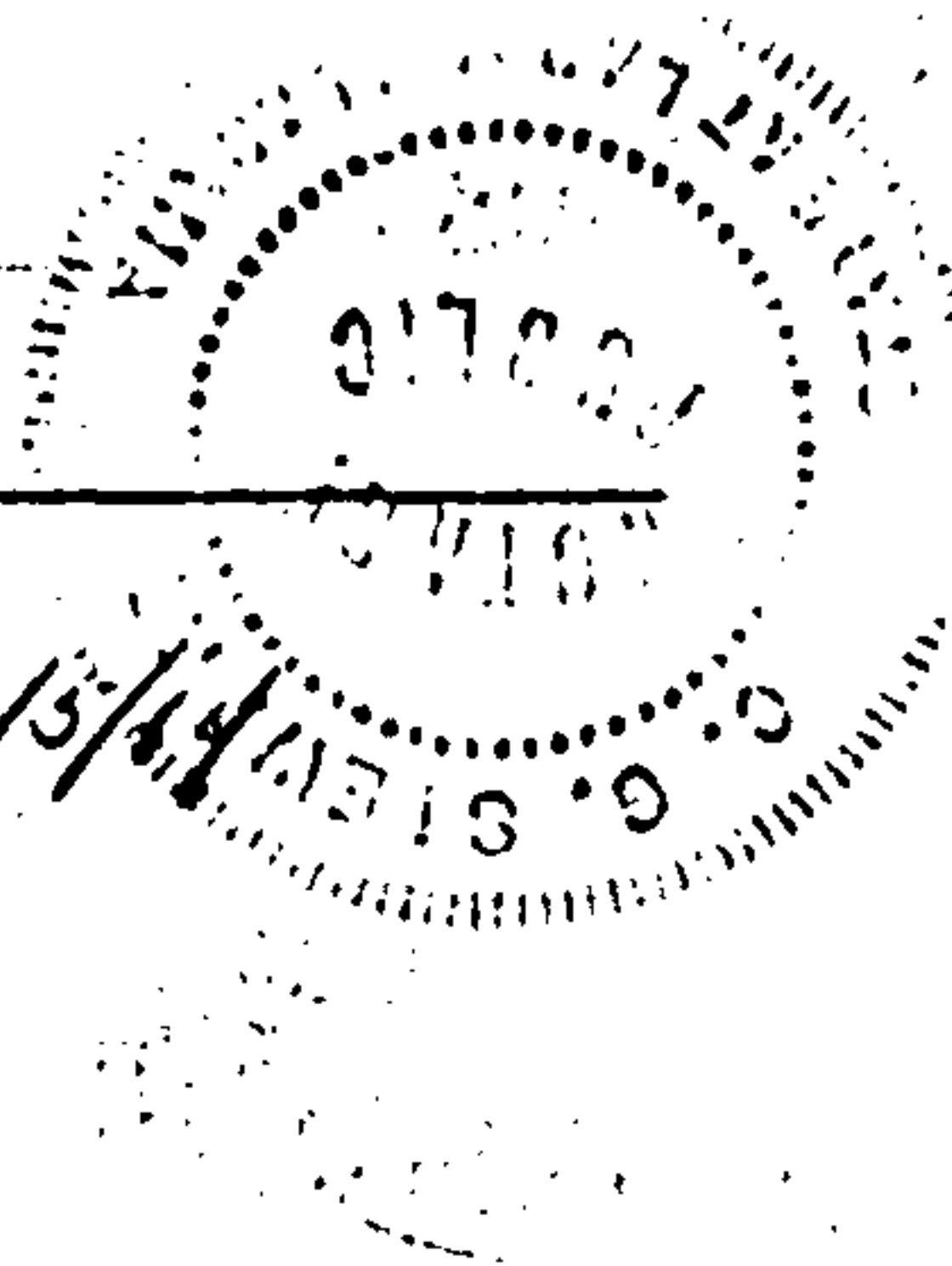
STATE OF ALABAMA)
TALLADEGA COUNTY) ss:

I, W. H. Henson, A Notary Public in and for
said County in said State, hereby certify that P. A. Bealholder,
whose name as President of Coosa River Newsprint Company, a corpo-
ration, is signed to the foregoing conveyance, and who is known to me, acknow-
ledged before me on this day that, being informed of the contents of the
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 notarial seal, this 8th day
of August, 1961.

W. H. Henson
Notary Public

My commission expires: 10/5/64



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8-22-1961
RECORDED & 1.00 TAX
& 2.00 TAX HAS BEEN
RD. ON THIS INSTRUMENT.
Conrad W. Fowler
JUDGE OF PROBATE