

STATE OF ALABAMA

COUNTY OF SHELBY

9515

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Thousand and no/100 DOLLARS, to the undersigned grantor, GULF STATES PAPER CORPORATION, a corporation, in hand paid by COLUMBIANA INDUSTRIAL DEVELOPMENT CORPORATION, the receipt of which is hereby acknowledged, the said GULF STATES PAPER CORPORATION, does by these presents, grant, bargain, sell and convey unto the said COLUMBIANA INDUSTRIAL DEVELOPMENT CORPORATION, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 West described as follows: To find the point of beginning, start at the northwest corner of Block 2 according to Safford's Map of Town of Shelby, thence northwardly along the extension northwardly of the west line of said Block 2 a distance of 141.3 feet to a point on the center line of the L & N Railroad; thence eastwardly along the center line of said Railroad a distance of 305 feet to a point; thence northwardly at a deflection angle of 90 deg. a distance of 25 feet to a point on the north line of the right-of-way of said railroad which is the point of beginning; thence eastwardly along the north line of said Railroad right-of-way a distance of 1040 feet to a point; thence northwardly at a deflection angle of 90 deg. to the left a distance of 325 feet to a point; thence westward at a deflection angle of 90 deg. 07 min. to the left a distance of 1058.1 feet to a point; thence southward with a deflection angle of 97 deg. 13 min. to the left a distance of 175 feet to a point; thence continue southwardly with a deflection angle of 9 deg. 13 min. to the right a distance of 150 feet to point of beginning, and containing 7.83 acres, more or less, including rights of way. LESS and EXCEPT any of the following located on the above: Begin at the point of beginning of the above described land which point is on the north line of the right-of-way of the L & N Railroad; thence northwardly at right angles to said right-of-way a distance of 150 feet to a point; thence with a deflection angle of 55 deg. 26 min. to the right a distance of 286 feet to a point which is the point of beginning; thence northwardly a distance of 72 feet to a point; thence eastwardly a distance of 49 feet to a point; thence southwardly a distance of 99 feet to a point on the north line of a public road; thence westwardly along said public road a distance of 48.4 feet to a point; thence northwardly a distance of 31 feet and enclosing the old furnace chimney; also LESS and EXCEPT any and all existing rights of-ways and easements.

TO HAVE AND TO HOLD, To the said Columbiana Industrial Development Corporation, its successors and assigns forever.

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And said Gulf States Paper Corporation does for itself, its successors and assigns, covenant with said Columbiana Industrial Development Corporation, its successors and assigns, that it is lawfully seized in fee simple of said premises that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Columbiana Industrial Development Corporation, its successors and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said Gulf States Paper Corporation by

its President, J. W. Warner, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 12th day of January, 1968.

ATTEST:

GULF STATES PAPER CORPORATION

By

J. W. Warner
President

W. B. Black
Secretary

State of Alabama

County of Tuscaloosa

I, Beatrice C. Watson, a Notary Public in and for
said County, in said State, hereby certify that J. W. Warner, whose name as
President of Gulf States Paper Corporation, a corporation, is signed to the
foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, 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 12th day of
January, 1968.

Beatrice C. Watson
Notary Public

STATE OF ALA. SHELLEY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
JAN 20 1968
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF SUPERIOR COURT