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LESS AND EXCEPT, however, and RESERVING unto the Grantor, its successors and assigns, (i) all the oil, gas, coal, iron ore, limestone, sulphur and all other minerals in, under or upon said land, together with the right to mine and remove the same, and all leases of portions thereof now or hereinafter executed and the rents and royalties therefrom, including that certain Oil and Gas Lease dated as of August 1, 1981, between the Grantor and The Louisiana Land and Exploration Company and (ii) for a period of 15 years from date hereof, the surface owner's coal royalty rights to any and all surface coal mined together with the right to negotiate for and participate in the leasing of the surface mineable coal; however, it being understood that the Grantor shall pay the Grantee for all damage to timber, young growth and/or improvements caused by surface mining.

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IN WITNESS WHEREOF the Grantor has caused these presents  
to be executed for and in its name by its duly authorized officer all as of  
this 7th day of June, 1984.

CHAMPION INTERNATIONAL CORPORATION

By [Signature]  
Its Executive Vice President

STATE OF CONNECTICUT )

FAIRFIELD COUNTY )

: ss. Stamford

I, the undersigned authority, a Notary Public in and for said  
County in said State, hereby certify that W.H. Burchfield whose  
name as Executive Vice President of Champion International Corporation, a  
New York 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 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 7th day of  
June, 1984.

[Signature]  
Notary Public

[NOTARIAL SEAL]

ELIZABETH J. TCHIR  
NOTARY PUBLIC  
MY COMMISSION EXPIRES MARCH 31, 1987

This instrument was prepared by:

J. Robert Fleenor  
1400 Park Place Tower  
Birmingham, Alabama 35203

STATE OF ALA. DEPT. OF REVENUE  
I CERTIFY THIS  
INSTRUMENT IS  
1984 OCT 16 AM 10:42

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>109.50</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>115.50</u>