

780

Page 1 of 3

This instrument prepared by:

Name: Norman W. Lipscomb

Address: 1400 River Road, N.E.

Tuscaloosa, Alabama, 35404

Source of Title:

Book: _____ Page: _____

Book: _____ Page: _____

QQ	Q	SEC	T	R

STATUTORY WARRANTY DEED

500**

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the exchange of like kind lands conveyed by MULBERRY LANDING, INC. to GULF STATES PAPER CORPORATION, the receipt of which is hereby acknowledged, the undersigned GRANTOR, GULF STATES PAPER CORPORATION, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto MULBERRY LANDING, INC., the following described tracts or parcels of land lying and being in Shelby County, Alabama and more particularly founded and described as follows:

SURFACE RIGHTS ONLY TO:

All of the S 1/2 of the N 1/2 of the SE 1/4 of the SW 1/4 containing 10 acres more or less, and also that part of the S 1/2 of the SE 1/4 of the SW 1/4 and the S 1/2 of the SW 1/4 of the SE 1/4 lying North or West of Lay Lake containing 22.8 acres more or less, Section 25.

A part of the NE 1/4 of the NW 1/4, Section 36, being more particularly described as follows: as a point of beginning start at an Alabama Power Company concrete monument stamped 68HS1348, said monument lying on the North Boundary of Section 36, 1782.04 ft. East of its NW corner and on the East bank of an unnamed slough of Lay Lake; thence run East along the North boundary of said Section 36 for a distance of 203.21 ft. to a second Alabama Power Company concrete monument stamped 68HS1350 and lying on the North or West shore of Lay Lake; thence run South, West, and North and along the shore of Lay Lake for a distance of 517 ft. more or less to the point of beginning, said parcel containing 0.7 acres more or less.

All the above described parcels lying in Township 24 North, Range 15 East, Shelby County, Alabama, and containing in aggregate 33.5 acres more or less.

BOOK 060 PAGE 991

Fleet Barrow
P.O. Box 1112
Columbiana, Ala.
35051

TOGETHER WITH a 60 ft. Right-of-Way Easement over and across a part of the W 1/2 of the SW 1/4 of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, said Easement lying 30 ft. either side of a centerline described as follows: to find the Point of Beginning start at the Southeast Corner of the SW 1/4 of the SW 1/4 and run N 0 Deg. 37 Min. E and along the East boundary of the SW 1/4 of the SW 1/4 for a distance of 809.89 ft. to the Point of Beginning; thence run N 25 Deg. 27 Min. W and along said centerline for a distance of 154.18 ft. to the P.I. of a curve having a Delta angle of 12 Deg. 36 Min. Left, a Tangent of 75.00 ft., and a Radius of 679.07 ft.; thence run N 38 Deg. 03 Min. W and along said centerline for a distance of 360.24 ft. to the P.I. of a curve having a Delta angle of 22 Deg. 59 Min. right, a Tangent of 100.00 ft., and a Radius of 491.95 ft.; thence run N 15 Deg. 04 Min. W and along said centerline for a distance of 182.47 ft. to the Point of Ending, said Point lying on the South margin of the Old Mulberry Landing Road, a County gravel road, 30 ft. from centerline, said Right of Way Easement containing One (1) acre more or less.

GRANTOR RESERVES unto itself, its successors and assigns, the right to use the above described easement for ingress and egress to its adjoining property.

GRANTOR RESERVES unto itself, its successors and assigns, a 60 ft. right-of-way easement following the old road (known as the Old Mulberry Landing Road) where possible across the S 1/2 of the N 1/2 of the SE 1/4 of the SW 1/4, and also that part of the S 1/2 of the SE 1/4 of the SW 1/4 and the S 1/2 of the SW 1/4 of the SE 1/4 lying North or West of Lay Lake, all in Section 25, Township 24 North, Range 15 East, Shelby County, Alabama.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas, mineral and mining rights that it may own.

TO HAVE AND TO HOLD, the aforegranted premises to the said MULBERRY LANDING, INC., its successors and assigns forever.

BOOK 060 PAGE 992

IN WITNESS WHEREOF, the said GULF STATES PAPER CORPORATION has hereunto set its signature by F. T. Hixon, its General Manager, Narrwood Group, who is duly authorized on this the 12th day of February, 1986.

ATTEST:

Cham Allen
Its Secretary

GULF STATES PAPER CORPORATION

By: F. T. Hixon
F. T. Hixon, General Manager
Narrwood Group

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

BOOK 060 PAGE 993

I, Sandra Garner, a Notary Public in and for said county, in said state, hereby certify that F. T. Hixon, whose name as General Manager, Narrwood Group, 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 the 12th day of February, 1986.

Sandra Garner
Notary Public

SANDRA GARNER
NOTARY PUBLIC
Alabama State at Large
My Commission Expires
April 24, 1988

My commission expires:
April 24, 1988

Ad Valorem Tax Notice regarding the subject real estate, should be delivered to:

Mulberry Landing, Inc.
c/o Frank I. Owen
107 Ferry Road
Columbiana, Al. 35051

RESOLUTION ADOPTED
BY BOARD OF DIRECTORS OF
GULF STATES PAPER CORPORATION

May 23, 1985

SALES OF COMPANY LAND

BE IT RESOLVED, That J. W. Warner as Chairman of the Board and Chief Executive Officer, Jon Warner as President and Chief Operating Officer, and F. T. Hixon as General Manager, Narrwood Group, or any one of them, are hereby authorized and empowered, on such terms and conditions as they may deem proper, to enter into, execute and deliver deeds, contracts, grants and other instruments selling, conveying or transferring land of the Corporation or any interest therein; it being the intention of this Board to authorize the designated officers to carry out such acts, without further approval of the Board of Directors, as a part of their regular duties; giving full power and authority unto each of said officers to do any and all things necessary and appropriate in exercising the power and authority herein given.

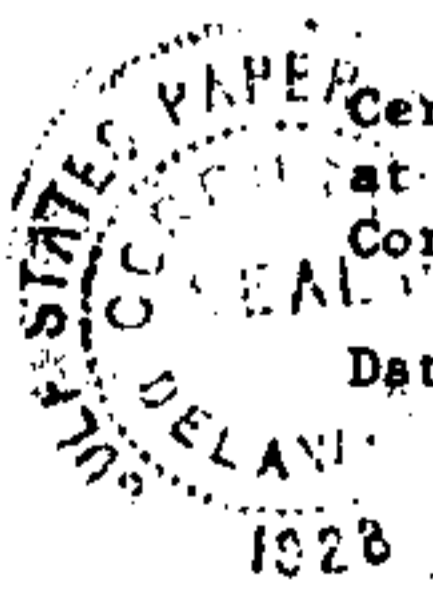
BOOK 060 PAGE 994

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 FEB 17 AM 9:35

Thomas J. ...
JUDGE OF PROBATE

*See 2 tap .50
Rec. 10.00
Ind. 1.00
11.50*



Certified to be a true and exact copy of resolution adopted at meeting of Board of Directors of Gulf States Paper Corporation on May 23, 1985.

Dated this 12th day of February, 1986.

Charles ...

Secretary