

667

Page 1 of 2

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 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

30,000⁰⁰

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the exchange of like kind lands conveyed by J. D. FALKNER and wife, LORENE J. FALKNER, 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 J. D. FALKNER and wife, LORENE J. FALKNER, an undivided 0.5 Interest, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, 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:

That part of the S 1/2 of NW 1/4 lying Northeast of Highway #28, except two lots sold to The Water Works Board of the Town of Columbiana, as described in Deed Book 255, page 066 and in Deed Book 302, Page 549, in the Probate Office of Shelby County, Alabama; and that part of the NE 1/4 of SW 1/4 lying Northeast of Highway #28, all in Section 30, Township 21 South, Range 1 East, Shelby County, Alabama.

TOGETHER WITH a fifty (50) foot wide non-exclusive road right-of-way easement along the road running Northwesterly from Highway #28, across the N 1/2 of NW 1/4, Section 30, to the SW 1/4 of SW 1/4, Section 19, all in Township 21 South, Range 1 East, Shelby County, Alabama.

GRANTOR RESERVES unto itself, its successors or assigns, a non-exclusive fifty (50) foot wide road right-of-way easement along the existing road running Northeasterly from said Highway #28 across the E 1/2 of SW 1/4 of NW 1/4 and SE 1/4 of NW 1/4 in Section 30, Township 21 South, Range 1 East, and also a non-exclusive fifty (50) foot wide road right-of-way easement over and across the SE 1/4 of NW 1/4, Section 30, Township 21 South, Range 1 East, along the most direct and feasible route between said existing road and the West line of the SW 1/4 of NE 1/4 of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama.

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

J. D. Falkner, Jr.

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

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 J. D. FALKNER and wife, LORENE J. FALKNER, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 8th day of July, 1986.

ATTEST:

GULF STATES PAPER CORPORATION

Its

By:

F. T. Hixon
F. T. Hixon, General Manager

Narrwood Group

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

1986 JUL -9 PM 3:25

1. Deed Tax \$ 30.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 36.00

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, Annette R. Mills, 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 8th day of July, 1986.

Annette R. Mills
Notary Public

My commission expires:
ANNETTE R. MILLS
NOTARY PUBLIC
State of Alabama
My Commission Expires
11/5/88 C
PUBLIC

Ad Valorem Tax Notice regarding the subject real estate, should be delivered to: J. D. Falkner