

644

Source of Title
Book 592 Page 372
" 602 " 548

STATE OF ALABAMA)
1,228,384 199657)
BIBB, SHELBY AND)
TUSCALOOSA COUNTIES)
225,326

0938 0078
BOOK 109 PAGE 429

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the conveyance of other real estate to CHAMPION INTERNATIONAL CORPORATION, a New York corporation formerly known as U.S. PLYWOOD-CHAMPION PAPERS INC. ("the Grantor"), by GULF STATES PAPER CORPORATION, a corporation ("the Grantee), the receipt and sufficiency whereof are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, subject to the exceptions, reservations and encumbrances hereafter set forth, all that real estate situated in Bibb, Shelby and Tuscaloosa Counties, Alabama, and particularly described in Exhibit A which is attached hereto and made a part hereof, 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 or under said real estate, together with the right to mine and remove the same; and also (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 all the surface mineable coal in that part of said real estate situated in Section 35, Township 24 North, Range 6 East, Bibb County, Alabama, and described as a part of Block 1 in said Exhibit A and all of the real estate described as Block 6 in said Exhibit A; 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.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever, subject, however, to easements and rights of way of record or in use and the lien for ad valorem taxes for the current tax year.

Gulf States Paper Corp. -1-
P.O. Box 3199
Tuscaloosa Al.
35404

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 17th day of July, 1986.

CHAMPION INTERNATIONAL CORPORATION

BY: B. Edwards
Its: Exec. VP

STATE OF CONNECTICUT)
FAIRFIELD COUNTY)

I, the undersigned, a Notary Public in and for said County, in
said State, hereby certify that B. T. Edwards whose name as
Exec. VP 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 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 seal this 17th day of
July, 1986.

Lilia C. Manville
Notary Public

[NOTARIAL SEAL]

This Instrument Prepared By:

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



BLOCK 1

BIBB COUNTY

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
27	24N	8E	35

Begin at the Northeast corner of the NE 1/4 of the SE 1/4, Section 27, Township 24 North, Range 8 East, Bibb County, AL; thence West along the North line of said NE 1/4 of SE 1/4 for a distance of 15.08 chains; thence South parallel with the East line of Section 27 to the Northern edge of the road which runs from U.S. Highway No. 82 to Haysop Church; thence in an Easterly direction along the Northern boundary of the road which runs from U.S. Highway No. 82 to Haysop Church to the East line of the said Section 27; thence North along said Section line to the Northeast corner of the NE 1/4 of the SE 1/4 which is the point of beginning; said land containing 35 acres, more or less, and situated, lying and being partly in the NE 1/4 of the SE 1/4 and partly in the SE 1/4 of the SE 1/4, Section 27, Township 24 North, Range 8 East.

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
35	24N	8E	113

S 1/2 of SW 1/4 of NW 1/4; SE 1/4 of NW 1/4; N 1/2 of NW 1/4 of SW 1/4; NE 1/4 of SW 1/4 less 7 acres in SW corner.

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
31	24N	9E	397

East 1/2 less NW 1/4 of NE 1/4; E 1/2 of SW 1/4; SW 1/4 of SW 1/4 less 3 acres

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
32	24N	9E	520

West 1/2; SE 1/4; SW 1/4 of NE 1/4

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
5	23N	9E	280

N 1/2, less SW 1/4 of NE 1/4

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
6	23N	9E	80

E 1/2 of NE 1/4

TOTAL 1425

BLOCK 2

TUSCALOOSA COUNTY

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
22	22S	8W	240

NE 1/4; E 1/2 of NW 1/4

BLOCK 3

BIBB COUNTY

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
15	22S	7W	10

S 1/2 of S 1/2 of SE 1/4 of SW 1/4

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
21	22S	7W	80

SE 1/4 of NE 1/4; NE 1/4 of SE 1/4

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
22	22S	7W	240

West 1/2 of NE 1/4; NW 1/4

TOTAL	330
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0081

0081

BLOCK 4

BIBB COUNTY

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
26	22S	7W	139.12

West 1/2 of fraction Section 26

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
27	22S	7W	108.38

Fractions F, G and H of fractional Section 27

BLOCK 4 (continued)

BIBB COUNTY

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
* 3	24N	8E	244

NE 1/4 of NE 1/4;

NW 1/4 of NW 1/4; SW 1/4 of NW 1/4; NW 1/4 of SW 1/4; NE 1/4 of SW 1/4.
Section 3, containing 160 acres, more or less.

N 1/2 of SW 1/4 of SW 1/4, Section 3, less and except two parcels
of land containing 12 acres, more or less, described as follows:

(1) Commence at the Northeast corner of the said Southwest Quarter of the Southwest Quarter of said Section 3: thence proceed South 0 degrees 30 minutes West for a distance of 700 feet; thence proceed South 88 degrees 5 minutes West for a distance of 700 feet; thence proceed North 0 degrees 30 minutes East for a distance of 700 feet; thence proceed North 88 degrees 5 minutes East for a distance of 700 feet to the point of beginning; containing 11 acres, more or less.

(2) Commence at the Northeast corner of the said Southwest Quarter of the Southwest Quarter of said Section 3; thence proceed South 88 degrees 5 minutes West for a distance of 700 feet; thence proceed South 0 degrees 30 minutes West for a distance of 347.8 feet to the point of beginning; thence continue South 0 degrees 30 minutes West for a distance of 104.4 feet; thence proceed South 63 degrees 30 minutes West for a distance of 417.4 feet; thence proceed North 0 degrees 30 minutes East for a distance of 104.4 feet; thence proceed North 63 degrees 30 minutes East for a distance of 417.4 feet to the point of beginning.

2
32 acres, more or less, in the SE 1/4 of NW 1/4, Section 3, lying South and West of the following described line, to-wit: Commence at a point on the East boundary of said forty, which point is 726 feet North of the Southeast corner of said forty; thence proceed West for a distance of 262 feet to a point; thence proceed North 74 degrees 12 minutes West for a distance of 60 feet; thence proceed North 56 degrees 27 minutes West for a distance of 257.5 feet; thence proceed North 54 degrees 21 minutes West for a distance of 113.5 feet; thence proceed North 38 degrees 16 minutes West for a distance of 155.2 feet; thence proceed North 28 degrees 58 minutes West for a distance of 178.3 feet to the North boundary of the said Southeast Quarter of Northwest Quarter.

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BLOCK 4 (continued)

BIBB COUNTY

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
4	24N	8E	261 ±

NE 1/4 of SE 1/4, Section 4, Township 24 North, Range 8 East, Bibb County, Alabama, less and except therefrom the following parcels of land, to-wit:

(1) That certain cemetery known and called "Burns Cemetery" containing 6/10 part of an acre and described as follows: Commence at a point 951 feet North and 1156 feet East of the Southwest corner of the Northeast Quarter of the Southeast Quarter, Section 4, Township 24 North, Range 8 East, and proceed North 18 degrees 20 minutes West for a distance of 150 feet; thence proceed North 71 degrees 40 minutes East for a distance of 175 feet; thence proceed South 18 degrees 20 minutes East for a distance of 150 feet; thence proceed South 71 degrees 40 minutes West for a distance of 175 feet to the point of beginning.

(2) A roadway right of way and easement 30 feet in width leading from the Cedar Grove-Big Sandy Road to Burns Cemetery, being 15 feet on each side of the centerline thereof described as follows, to-wit: Commence at a point 15 feet North and 74 feet East of the Southwest corner of the Northeast Quarter of the Southeast Quarter and proceed North 47 degrees 45 minutes East for a distance of 396 feet; thence proceed North 40 degrees 55 minutes East for a distance of 100 feet; thence proceed North 72 degrees 25 minutes East for a distance of 136 feet; thence proceed North 36 degrees 27 minutes East for a distance of 242 feet; thence proceed North 16 degrees 12 minutes East for a distance of 146 feet; thence proceed North 57 degrees 35 minutes East for a distance of 197 feet; thence proceed North 64 degrees 19 minutes East for a distance of 270 feet to the point of termination of said cemetery site.

The SE 1/4 of SE 1/4, Section 4, Township 24 North, Range 8 East, Bibb County, Alabama, less the public road right of way, and less part described in deed recorded in Deed Book 114 at P. 981, Bibb Co., Ala. SE 1/4 of NE 1/4, Section 4, Township 24 North, Range 8 East, Bibb County, Alabama.

All that part of the NW 1/4 of SE 1/4, SW 1/4 of NE 1/4 & SE 1/4 of NW 1/4, Section 4, Township 24 North, Range 8 East, Bibb County, Alabama, which lies Northeast of the following described line, to-wit: Commence at a point 60 feet North of the Southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 4, and proceed along the Big Sandy Road North 31 degrees 50 minutes West for a distance of 800 feet; thence proceed North 41 degrees 50 minutes West for a distance of 102 feet; thence proceed North 75 degrees 50 minutes West for a distance of 224 feet; thence proceed North 57 degrees 20 minutes West for a distance of 400 feet; thence proceed North 70 degrees 50 minutes West for a distance of 230 feet to the intersection of a property line fence; thence proceed North 37 degrees 30 minutes East for a distance of 110 feet; thence North 18 degrees 14 minutes West for a distance of 1,049.3 feet; thence North 18 degrees 58 minutes East for a distance of 537.3 feet; thence East along the North boundary of the Southeast Quarter of the Northwest Quarter of said Section 4 for a distance of 172 feet to the Northeast corner of said Southeast Quarter of Northwest Quarter of said Section 4. Containing 58-7/10 acres, more or less, LESS minerals and mining rights.

TOTAL ACRES - BLOCK 4

752.5

BLOCK 5

BIBB COUNTY

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
7	24N	11E	160

W 1/2 of NE 1/4; SE 1/4 of NE 1/4; SE 1/4 of NW 1/4

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
8	24N	11E	400

W 1/2 of NE 1/4; E 1/2 of NW 1/4; NW 1/4 of NW 1/4; N 1/2 of SW 1/4;
W 1/2 of SE 1/4; NE 1/4 of SE 1/4

TOTAL

560

BOOK 109 PAGE 435

0939 0084

RECORDED IN ABSTRACT
BOOK 109 PAGE 435

27 JAN 9 AM 9 22

FILE
109-435

0938 0085 BLOCK 6

SHELBY CO.

RECORDED IN AS 12
FROM 12 12 12

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
3	22S	4W	320

SW 1/4 of NW 1/4; SW 1/4; and NW 1/4 of SE 1/4

* SW 1/4 of NE 1/4 and SE 1/4 of NW 1/4
H. B. ALA.

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
5	22S	3W	58.3

The W 1/2 of SW 1/4 of NW 1/4; the NW 1/4 of NW 1/4 except:
(a) one acre sold to Mrs. Ada Lawley in the NW 1/4 of NW 1/4 as
described in Deed Book 139 at Page 91 in the Probate Office of said
County, and except (b) .07 acres sold to Albert Goggin described as
beginning at the NE corner of said 1/4-1/4 section and run South 2 degrees
48' East 485 feet to the point of beginning; thence turn right South 19 degrees
46' West 135 feet; left South 82 degrees 37' East 50 feet to quarter
section line; North 2 degrees 48' West along quarter Section line to point
of beginning, and except (c) minerals and mining rights

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
6	22S	3W	200

The E 1/2 of NE 1/4; NW 1/4 of NE 1/4, and the E 1/2 of NW 1/4, except
minerals & mining rights.

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
29	21S	3W	80

SW 1/4 of SE 1/4 and SE 1/4 of SW 1/4, except minerals & mining rights.

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
31	21S	3W	120

The E 1/2 of SE 1/4 and the SW 1/4 of SE 1/4, except minerals & mining rights.

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
32	21S	3W	

BLOCK 6

SHELBY CO.

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
32	21S	3W	390.59

All of Section 32 except (a) the North 1/2 of NW 1/4 of said Section 32, and except (b) 22.81 acres in the SE corner of Section 32 being described as follows:
Beginning at the SE corner of Section 32 run North along the East line of said section 648.04 feet, thence run west parallel with the South line of said Section 1,440.8 feet; thence run in a southwesterly direction 693.1 feet along an old road to a point on the South line of said section, thence run East along the South line of said section 1,735.7 feet to the point of beginning; and except (c) 93.8 acres described as the East 1531.8 feet of the NE 1/4 thereof, and except (d) minerals and mining rights.

TOTAL 1168.89

BLOCK 7

BIBB COUNTY

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
1	23N	10E	160

NW 1/4 of NW 1/4; NE 1/4 of NW 1/4; N 1/2 of NE 1/4

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Acres</u>
36	24N	10E	240

SW 1/4 of SW 1/4; SW 1/4 of NE 1/4; NW 1/4 of SE 1/4;
S 1/2 of SE 1/4; SE 1/4 of SW 1/4

TOTAL 400

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0939 0088

RECORDED

27 JAN 8 10 5 22

CLERK

BLOCK 8

TUSCALOOSA COUNTY

Section	Township	Range	Acres
14	24N	7E	80
E 1/2 of NE 1/4			

Section	Township	Range	Acres
13	24N	7E	240
E 1/2 of SE 1/4; SW 1/4			

Section	Township	Range	Acres
24	24N	7E	363

SE 1/4 of NE 1/4; W 1/2 of NE 1/4; E 1/2 of NW 1/4; E 1/2 of SE 1/4; NW 1/4 of SE 1/4; 8 acres in the NW corner of SW 1/4 of SE 1/4; NE 1/4 of NE 1/4 less & except therefrom following described 5 acre strip of land to wit:

Begin at the Sw corner of the NE 1/4 of the NE 1/4, Section 24, thence go North along the West line of said forty for a distance of 55 yards, thence go East parallel with the South line of said forty to the East line of said forty; thence South along the East line of said forty for a distance of 55 yards to the SE corner of said forty; thence West along the South line of said forty to the SW corner thereof which is the point of beginning.

TOTAL	683
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BIBB COUNTY

Section	Township	Range	Acres
19	24N	8E	440

All of Section 19, less SW 1/4 of NW 1/4 and the N 1/2 of NW 1/4; and the N 1/2 of NE 1/4

Section	Township	Range	Acres
20	24N	8E	400

W 1/2 of NE 1/4 of NE 1/4; W 1/2 of NE 1/4; N 1/2 of NW 1/4 of SE 1/4; W 1/2 of Section, less NE 1/4 of SW 1/4

Section	Township	Range	Acres
29	24N	8E	80
N 1/2 of NW 1/4			

Section	Township	Range	Acres
30	24N	8E	80
N 1/2 of NE 1/4			

TOTAL	1000
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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JAN -9 PM 1:12

Thomas A. Shaver, Jr.
JUDGE OF PROBATE

1. Land Tax \$300.00 TOTAL
2. Mtg. Tax
3. Recording Fee 25.00
4. Indexing Fee 1.00
TOTAL 326.00