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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
S 1/2	SE	8	20S	1W
NE	SE	8	20S	1W

Value

\$ 148,747.30

\$11.00

652

STATUTORY WARRANTY DEED

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 RANDALL H. GOGGANS 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 RANDALL H. GOGGANS, 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:

Part of Parcel L of Tract Eight Subdivision, as recorded in Map Book 10 pages 21 and 22 in the Probate Office of Shelby County, Alabama, being described as follows: S 1/2 of SE 1/4 and NE 1/4 of SE 1/4, Section 8, Township 20 South, Range 1 West, Shelby County, Alabama; LESS AND EXCEPT FIVE (5) acres in the Southeast corner of the SE 1/4 of SE 1/4, Section 8, Township 20 South, Range 1 West, Shelby County, Alabama.

TOGETHER WITH an easement for ingress and egress heretofore reserved on Statutory Warranty Deed from Gulf States Paper Corporation to Laurence D. Weygand and wife, Jane C. Weygand, dated September 15, 1986 and recorded in Real Record 091 at Page 25, in the Probate Office of Shelby County, Alabama and described in said deed as follows: GRANTOR RESERVES unto itself, its successors or assigns, an easement for ingress and egress from Shelby County Highway #69 to the South line of the SW 1/4 of SE 1/4, Section 8, Township 20 South, Range 1 West along the existing primary gravel and dirt road that was built and maintained by Grantor, across the N 1/2 of NE 1/4, Section 17, Township 20 South, Range 1 West, Shelby County, Alabama; provided however, GRANTEEES shall have the right to vary the present location in a reasonable manner provided there is no reduction in the quality and utility of access. This right of rerouting of road is contingent upon GRANTEEES providing an access road of equal quality and utility to the South line of the SW 1/4 of SE 1/4, Section 8, Township 20 South, Range 1 West. In the event GRANTOR, its successor or assigns, desires, upon mutual agreement as to final location with GRANTEEES, their heirs or assigns, provided there is no reduction in quality and utility of access, to improve the above described access road to county specifications, GRANTEEES, their heirs or assigns, agree to donate the required fifty (50) foot or sixty (60) foot right-of-way to Shelby County upon improvement of the road to county specifications and acceptance.

THE PURCHASE PRICE RECITID ABOVE WAS PAID FROM A MORTGAGE LOAN CLOSED

BOOK 145 PAGE 51

GRANTOR RESERVES unto itself, its successors or assigns, a sixty (60) foot wide right-of-way easement for ingress and egress along the existing primary gravel and chert road that was built and maintained by Grantor across the SW 1/4 of SE 1/4 and E 1/2 of SE 1/4, Section 8, Township 20 South, Range 1 West; and the NW 1/4 of SW 1/4, Section 9, Township 20 South, Range 1 West, all in Shelby County, Alabama. Grantee shall have the right to vary the present location of the existing road in a reasonable manner provided there is no reduction in the quality and utility of access to the segments of said road in the N 1/2 of NE 1/4, Section 17, Township 20 South, Range 1 West and the S 1/2 of NW 1/4, Section 9, Township 20 South, Range 1 West, all in Shelby County, Alabama.

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

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 RANDALL H. GOGGANS, his heirs and assigns forever.

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 4<sup>th</sup> day of August, 1987.

ATTEST:

Its

GULF STATES PAPER CORPORATION

By:

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

STATE OF ALABAMA )  
TUSCALOOSA COUNTY )

I, Judy C. King, 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 4th day of August, 1987.

Judy C. King  
Notary Public

My commission expires:

8-18-90

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

Randall H. Goggans  
150 Olde Towne Road  
Birmingham, Al. 35216

RESOLUTION TO BE ADOPTED  
BY BOARD OF DIRECTORS OF  
GULF STATES PAPER CORPORATION

May 20, 1986

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.

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

1987 AUG 10 AM 9:54

Certified to be a true and exact copy of resolution adopted  
at meeting of Board of Directors of Gulf States Paper  
Corporation on May 20, 1986.

Dated this 4<sup>th</sup> day of August, 1987.

1. Deed Tax \$         
2. Mtg. Tax         
3. Recording Fee 10.00  
4. Indexing Fee 1.00  
TOTAL 11.00

Chas. M.  
Secretary