

Page 1 of 2

This instrument prepared by:

11/77

Value 206,857.00

4400

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
	SW	9	20S	1W

### 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:

Parcel G 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: SW 1/4, Section 9, Township 20 South, Range 1 West, Shelby County, Alabama.

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.

GRANTOR ALSO RESERVES unto itself, its successors or assigns, a sixty (60) foot wide right-of-way easement for ingress and egress along the existing woods road across the SE 1/4 of SW 1/4, Section 9, Township 20 South, Range 1 West, 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 SW 1/4 of SE 1/4, Section 9, Township 20 South, Range 1 West and the NE 1/4 of NW 1/4, Section 16, Township 20 South, Range 1 West, all in Shelby County, Alabama.

\$168,857.00 of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

First At. Bank, B'ham

BOOK 171 PAGE 847

REAL ESTATE  
**FIRST ALABAMA BANK**  
BIRMINGHAM  
P. O. BOX 10247  
BIRMINGHAM, ALABAMA 35202

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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 Vice President, Natural Resources and Wood Products, who is duly authorized on this the 15<sup>th</sup> day of February, 1988.

ATTEST:

Its

GULF STATES PAPER CORPORATION

By:

F. T. Hixon  
F. T. Hixon, Vice President  
Natural Resources and Wood Products

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 Vice President, Natural Resources and Wood Products, 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 15<sup>th</sup> day of February, 1988.

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

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

88 FEB 18 AM 9:44

J. Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 38.00  
2. Mtg. Tax         
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 44.00