

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

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 CLOUD & ESTES, 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 CLOUD & ESTES, 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:

S 1/2 of NE 1/4 of NW 1/4; SE 1/4 of NW 1/4; W 1/2 of NW 1/4; Section 18, Township 20 South, Range 1 West; NE 1/4 of NE 1/4; SE 1/4 of NE 1/4 LESS 25 acres on the South end; Section 13, Township 20 South, Range 2 West; all being in Shelby County, Alabama.

TOGETHER WITH a Thirty (30) foot strip on the West side of that portion of the NW 1/4 of SE 1/4 of Section 18, Township 20 South, Range 1 West, Shelby County, Alabama, lying North of Shelby County Highway #39, being that exception stated in deed to A. K. Morgan from Gulf States Paper Corporation, dated July, 25, 1966.

ALSO TOGETHER WITH a right-of-way over a certain parcel of land described as follows: Begin at the southwest corner of SW 1/4 of NE 1/4 of Section 18, Township 20 South, Range 1 West, and run thence east along the south line of said forty acres a distance of 30 feet; thence northwesterly direction to a point on the west line of said forty acres, being 30 feet north of the point of beginning; thence south along the west line of said forty 30 feet to the point of beginning; being situated in Shelby County, Alabama; said right-of-way to be used by Grantee, its successors and assigns for all such purposes, and for only such purposes, as are incidental to the construction, and maintenance of a road upon and over said land. The above described right-of-way being that same right-of-way conveyed to Gulf States Paper Corporation by John H. Morgan and wife, Emogene C. Morgan, dated September 16, 1966 and recorded in Deed Book 244, Page 803, in the Judge of Probate Office of Shelby County, Alabama.

First Ala. Bank
P.O. Box 10247
Birmingham, Al. 35202

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 CLOUD & ESTES, INC., its successors 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 4th day of April, 1988.

ATTEST:

Cham. Am.
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 4th day of April, 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:

Cloud & Estes, Inc.
6102 Valley Station Road
Helena, Alabama 35080

83 APR -5 AM 11:16
1. Deed Tax \$ 23.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 79.00