

value \$3,257.27

24

Page 1 of 4

This instrument prepared by:

Name: <u>Norman W. Lipscomb</u>	CO	O	SEC	T	R
Address: <u>1400 River Road, N.E.</u>					
<u>Tuscaloosa, Alabama, 35404</u>					
Source of Title:					
Book: _____ Page: _____					
Book: _____ Page: _____					

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by WESTERVELT LAND COMPANY, 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 WESTERVELT LAND COMPANY, INC., the following described tracts or parcels of land lying and being in Shelby County, Alabama and more particularly founded and described as follows:

A part of the N 1/2 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama, said Parcel being more particularly described as follows:

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As a Point of Beginning start at the NW corner of the NW 1/4 of the NE 1/4 and run East along the North Boundary of said Forty for a distance of 330 ft. more or less to an iron pipe; thence run South along the East Boundary of the West 1/4 of the NW 1/4 of the NE 1/4 for a distance of 1030 ft. more or less to a concrete monument; thence run West for a distance of 123 ft. more or less to a capped rebar; thence run South to a County Road; thence meander Northwesterly, Southwesterly, and Southeasterly along said County Road to its intersection with the North Margin of Alabama Highway No. 70; thence run along the North Margin of Alabama Highway No. 70 to a rebar on the West Boundary of the East 1/4 of the NW 1/4 of the NW 1/4; thence run North and along the West Boundary of the East 1/4 of the NW 1/4 of the NW 1/4 for a distance of 823.21 ft. to its NW corner; thence run East along the North Boundary of the East 1/4 of the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4 to the Point of Beginning.

LESS AND EXCEPT 0.5 acres for the Town of Columbiana Water Tank.

Gulf States Paper Corp.
P.O. Box - 3199
Tuscaloosa, Al.
35401

A part of the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 1, Township 24 North, Range 15 East, and a part of Fraction "B" of Fractional Section 22, Township 22 South, Range 1 East, all in Shelby County, Alabama, being more particularly described as follows:

Fractional Section 22 - As a point of beginning start at the intersection of the South right-of-way margin of County Road No. 71, an 80 foot right-of-way, and the South boundary of said Fraction "B", thence run North 87 degrees 09 minutes West and along the South boundary of said Fraction "B" for a distance of 543.30 feet to a point, said point also being the Northwest corner of the NE 1/4 of the NW 1/4 of Section 1, Township 24 North, Range 15 East, thence run North 10 degrees 36 minutes East and along a projection of the West boundary of the NE 1/4 of the NW 1/4 of said Section 1, into Fractional Section 22 for a distance of 121.60 feet to a point, said point lying on the South right-of-way margin of County Road No. 71, 40 feet from centerline; thence run South 74 degrees 16 minutes East and along the South right-of-way margin of said County Road No. 71, for a distance of 540.52 feet to the point of beginning said parcel containing 0.75 acres more or less.

Section 1 - As a point of beginning start at the Northwest Corner of the NE 1/4 of the NW 1/4 and run South 87 degrees 09 minutes East and along the North boundary of said forty for a distance of 543.30 feet to a point lying on the South right-of-way margin of County Road No. 71, 40 feet from centerline; thence run South 74 degrees 16 minutes East and along the South right-of-way margin of said County Road No. 71 for a distance of 893.16 feet to a point, said point lying on the centerline of an unnamed branch; thence run South 29 degrees 42 minutes West and along said branch for a distance of 179.78 feet to a point; thence run South 38 degrees 41 minutes West and along said branch for a distance of 141.19 feet to a point, said point lying on the 397 contour of Lay Lake; thence run North 40 degrees 47 minutes West and along said 397 contour for a distance of 71.22 feet to a point, thence run South 37 degrees 41 minutes West and along said 397 contour for a distance of 57.17 feet to a point; thence run South 46 degrees 11 minutes West and along said 397 contour for a distance of 104.83 feet to a point, thence run North 56 degrees 17 minutes West for a distance of 240.00 feet to a point, thence run South 34 degrees 01 minutes West for a distance of 286.76 feet to a point; thence run North 76 degrees 47 minutes West for a distance of 826.11 feet to a point, said point lying on the West boundary of the NE 1/4 of the NW 1/4; thence run North 10 degrees 36 minutes East and along the West boundary of the NE 1/4 of the NW 1/4 for a distance of 523.90 feet to the point of beginning, said parcel containing 15.80 acres more or less.

Said parcels containing in aggregate 16.55 acres more or less.

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A part of Fraction "B" and Fraction "C" of Fractional Section 22, Township 22 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

To find the point of beginning start at the intersection of the South right-of-way margin of County Road No. 71, an 80 foot right-of-way, and the South boundary of said Fraction "B", thence run North 87 degrees 09 minutes West and along the South boundary of said Fraction "B" for a distance of 543.30 feet to a point, said point being the POINT OF BEGINNING of the herein described parcel and said point also being the Northwest corner of the NE 1/4 of the NW 1/4 of Section 1, Township 24 North, Range 15 East, thence run North 10 degrees 36 minutes East and along a projection of the West boundary of the NE 1/4 of the NW 1/4 of said Section 1, into Fractional Section 22 for a distance of 121.60 feet to a point, said point lying on the South right-of-way margin of County Road No. 71, 40 feet from centerline; thence run West along the South right-of-way margin of said County Road No. 71 to a point where said County Road intersects the South boundary of Fractional Section 22, thence run East along the South boundary of Fractional Section 22 to the POINT OF BEGINNING.

A part of the NW 1/4 of the NW 1/4 of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama; said Parcel being more particularly described as follows:

To find the Point-of-Beginning start at the NW corner of the NW 1/4 of the NW 1/4 and run Easterly and along the North Boundary of said Forty for a distance of 800 ft. more or less to an APCO Acquisition Line on the East bank of an unnamed branch, said point also being the Point-of-Beginning of the property described herein; thence continue Easterly and along the North Boundary of said Forty for a distance of 200 ft. more or less to an APCO Acquisition Line on the West bank of a second unnamed branch; thence meander Southwesterly along said second Acquisition Line to its intersection with the above described Acquisition Line; thence meander Northwesterly and along the above described Acquisition Line to the Point-of-Beginning.

The following lots in the Town of Shelby, according to E. S. Saffords Map of Shelby of 1819, as recorded in Map Book 3 at Page 38 and 47, in the Probate Office of Shelby County, Alabama:

Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 22, 23, 24, 25, 26, and 27, Block 89; Lots 5, 6, 7, 9, 11, 12, 13, 14, 15, 23, 24, 25, 26, 27, 28, 29, 30, and 31, Block 98; Lots 21, 22, and 23, Block 113. Grantor reserves unto itself, its successors or assigns all merchantable timber on the above described lots in the Town of Shelby.

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The following lots in the Town of Shelby, according to E. S. Safford's Map of Shelby of 1819, as recorded in Map Book 3 at Page 38 and 47, in the Probate Office of Shelby County, Alabama:

Lots 1 thru 12, Block 11; Lots 1 thru 12, Block 12; Lots 1 thru 12, Block 33; Lots 7 thru 12, Block 42; Lots 1 thru 3, Block 43

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.

TO HAVE AND TO HOLD, the aforegranted premises to the said WESTERVELT LAND COMPANY, 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 28th day of September, 1988.

ATTEST:

Charles Amis

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 28th day of September, 1988.

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

Judy C. King
Notary Public

My commission expires:
8-18-90

88 OCT -3 AM 9:41

Ad Valorem Tax Notice regarding the subject real estate, should be delivered to: Westervelt Land Company, Inc.
P. O. Box 3199
Tuscaloosa, Alabama 35404

Need tax 350
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