

Value \$300

STATE OF ALABAMA

SHELBY COUNTY

) 456

KNOW ALL MEN BY THESE PRESENTS, that for a good and valuable consideration in hand paid to Champion International Corporation, a New York corporation ("the Grantor"), by SCI Communications, Inc., a Delaware corporation ("the Grantee"), the receipt and sufficiency whereof are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described tract of real estate situated in Shelby County, Alabama, subject to the reservation and covenant hereinafter set forth, for so long as said tract is used for the purpose set forth below:

To reach the point of beginning of the tract herein conveyed, start at the Southeast corner of Section 32, Range 3 West, Township 21 South thence Westerly 1491.88' along the Southern Boundary of said section to a 3/4" crimped iron, thence Westerly 371.06' along the Southern boundary of said section to a 3/4" galvanized pipe; turn an angle of 1°-52'-52" to the left, thence westerly 639.40' to a point (The intersection of County Road No. 221 and unnamed dirt road) turn an angle of 10°-10'-59" to the right, thence Westerly 374.16' along County Road No. 221 to a point, turn an angle at 17°-57'-55" to the left, thence Westerly 454.63' to a point (intersection of County Road No. 221 and the existing private access road to tract) turn an angle of 95°-33'-53" to the right, thence Northerly 306.48' along said access road to a point, turn an angle of 2°-03'-06" to the right, thence Northerly 506.40' to a point turn an angle of 22°-00'-37" to the right, thence Northeasterly 256.34' to a point, turn an angle of 26°-23'-47" to the left, thence northerly 169.13' to a point, turn an angle of 54°-17'-41" to the left, thence Northwesterly 376.82' to a point, turn an angle of 4°-27'-23" to the right, thence Northwesterly 420.51' to a point, turn an angle of 16°-05'-40" to the right, thence Northwesterly 197.93' to a point (being the exact center of the tract) turn an angle of 143°-44'-58" to the left thence 208.70' to the point of beginning of the tract, turn an angle of 90° to the right, thence Westerly 208.70' to an iron bar (SW corner of tract), turn an angle of 90° to the right, thence Northerly 417.40' to an iron bar (NW corner of tract), turn an angle of 90° to the right, thence Easterly 417.40' to an iron bar (NE corner of tract), turn an angle of 90° to the right, thence Southerly 417.40' to an iron bar (SE Corner of tract) turn an angle of 90° to the right, thence Westerly 208.70' to return to the point of beginning, said tract located in the SE 1/4 of Section 32, Township 21 South, Range 3 West and containing 4 acres, more or less, except minerals and mining rights;

216 PAGE 695
BOOK

together with a non-exclusive easement for ingress and egress to and from said tract ten feet in width on each side of the centerline of an existing private access road described as follows:

To reach the point of beginning of the centerline herein described, start at the Southeast corner of Section 32, Range 3 West, Township 21 South thence Westerly 1491.88' along the Southern Boundary of said section to a 3/4" crimped iron, thence Westerly 371.06' along the Southern boundary of said section to a 3/4" galvanized pipe; turn an angle of 1°-52'-52" to the left, thence westerly 639.40' to a point (The intersection of County Road No. 221 and unnamed dirt road) turn an angle of 10°-10'-59" to the right, thence Westerly 374.16' along County Road No. 221 to a point, turn an angle at 17°-57'-55" to the left, thence Westerly 454.63' to a point (intersection of County Road No. 221 and the existing private access road to said tract), turn an angle of 95°-33'-53" to the right, thence Northerly 306.48' along said road to a point, turn an angle of 2°-03'-06" to the right, thence Northerly 508.40' to a point, turn an angle of 22°-00'-37" to the right, thence Northeasterly 256.34' to a point, turn an angle of 26°-23'-47" to the left, thence northerly 169.13' to a point, turn an angle of 54°-17'-41" to the left, thence Northwesterly 376.82' to a point, turn an angle of 4°-27'-23" to the right, thence Northwesterly to a point on the westerly line of said tract 35' north of the Southwest corner of said tract,

EXCEPTING, however, from said tract and RESERVING unto the Grantor, its successors and assigns, an easement for ingress and egress ten feet in width on each side of the centerline of an existing private access road described as follows:

216 PAGE 696
BOOK

Start at a point on the centerline of said existing private access road and on the westerly line of said tract described above 35' North of the Southwest corner thereof, thence North easterly along the centerline of said existing private access road to the exact center of said tract; thence continue in a northeasterly direction along the centerline of said existing private access road to a point on the northerly line of said tract which is 40' West of the Northeast corner of said tract.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, so long as said tract is used for the location and operation of a microwave tower, and if said tract ceases to be so used, it shall revert unto the Grantor, its successors and assigns.

AND the Grantee covenants with the Grantor, its successors and assigns, which shall be a covenant running with said tract for the benefit of the adjoining land owned by the Grantor, that it will not in any way block, obstruct or interfere with the free and convenient passage and access along the easement hereby reserved to Grantor and that it will not construct on said tract any improvements, including without limitation, buildings, guy-wires, towers, gates or poles, that will in any way block, obstruct or interfere with such free and convenient passage and access.

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 24th day of May, 1985.

CHAMPION INTERNATIONAL CORPORATION

BY: B. T. Edwards
Its: Executive Vice President

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 Executive Vice President 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 24th day of May, 1985.

Raffaela L. Rovegno
Notary Public

[NOTARIAL SEAL]

This Instrument Prepared By:

J. Robert Fleenor
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, AL 35203

RAFFAELA L. ROVEGNO
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 1989

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC-7 AM 10:47

James W. Johnson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 8.00
2. Mtg Tax 1.00
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 16.50