

1986

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This instrument prepared by:

Name: <u>Norman W. Lipscomb</u>	OO	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 One Thousand Nine Hundred and No/100 Dollars (\$1,900.00), to the undersigned GRANTOR, GULF STATES PAPER CORPORATION, in hand paid by the GRANTEE, SPRING CREEK WATER AUTHORITY, a public 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 SPRING CREEK WATER AUTHORITY, 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:

A parcel of land, 100 feet square, located in the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

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Commence at the southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 24 North, Range 15 East, thence easterly along the south line of Section 3, 200 feet to the point of beginning; thence continue easterly 100 feet along the south section line of Section 3, thence 90 degrees left, 100 feet; thence 90 degrees left, 100 feet; thence 90 degrees left, 100 feet to the point of beginning. The parcel contains 10,000 square feet, or 0.2296 acres, more or less.

TOGETHER WITH a non-exclusive access easement described as follows:

A strip of land as a non exclusive easement, for access, and including installation and maintenance of water, power, and instrumentation lines located in the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows:

Return to: Wade Martin

Begin at the southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 24 North, Range 15 East; thence easterly along the south line of Section 3, 200 feet; thence 90 degrees left, 30 feet; thence 90 degrees left, 200 feet; thence 90 degrees left, 30 feet to the south line of Section 3, also being the point of beginning. The above described easement contains 6000 square feet, or 0.1377 acres, more or less.

GRANTOR RESERVES unto itself, its successors and assigns, the right to use the above described access easement.

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.

GRANTOR covenants, as to minerals it now owns, in and under the above described tract of land, and as to minerals which it may hereafter acquire in and under that tract, that it will relinquish and forego all rights given it by any grant or law to the use of any of the surface of that tract, and covenants that it will never disturb the surface of that tract in any manner whatsoever in the exploration for, drilling for, mining for or production of any mineral. As used herein, whether scientifically accurate or not, "mineral" shall mean any coal, peat, rock, oil, gas, occluded natural gas, sand, gravel, or any other substance which by grant or law it may own.

TO HAVE AND TO HOLD, the aforegranted premises to the said SPRING CREEK WATER AUTHORITY, 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 22nd day of March, 1989.

ATTEST:

Its

GULF STATES PAPER CORPORATION

By:

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

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STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, Leslie P. Farley, 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 22nd day of March, 1989.

Leslie P. Farley
Notary Public

My commission expires:
3-14-93

Ad Valorem Tax Notice regarding the subject real estate, should be delivered to: Spring Creek Water Authority

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

89 MAR 27 PM 1:39

Thomas D. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>200</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>750</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>1050</u>