

1882

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This instrument prepared by:

Name: <u>Norman W. Lipscomb</u>	OO	Q	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 Two Thousand and No/100 Dollars (\$2,000.00), 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 Northeast 1/4 of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the intersection of the centerline of Highway 400 in Section 23, Township 24 North, Range 15 East, with the centerline of the Alabama Power Company's high voltage transmission line; thence northerly along the centerline of the power line, 378 feet; thence right 90 degrees, easterly 342 feet to the point of beginning; thence continue 100 feet along the prolongation of the line last described; thence 90 degrees right, 100 feet; thence 90 degrees right, 100 feet, thence 90 degrees right, 100 feet to the point of beginning. The parcel contains 10,000 square feet, or 0.2296 acres, more or less.

TOGETHER WITH a twenty (20) foot wide non-exclusive access easement described as follows:

A strip of land, as an easement for access, and including installation and maintenance of water, power, and instrumentation lines, located in the Northeast 1/4 of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows:

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Return to: Wade Martin

Commence at the intersection of the centerline of Highway 400 in Section 23, Township 24 North, Range 15 East, with the centerline of the Alabama Power Company's high voltage transmission line; thence northerly along the centerline of the power line, 378 feet; thence right 90 degrees, easterly 342 feet; thence 90 degrees right 24 feet to the point of beginning of the centerline of an easement, being 10 feet each side of the centerline hereinafter described, or projections thereof to enable the sidelines of the easement to extend to property lines; thence 68 degrees 30 minutes right along the centerline of the easement 164 feet; thence 16 degrees right, 48 feet; thence 89 degrees 30 minutes left, 146 feet; thence 17 degrees left, 57 feet; thence 14 degrees right, 95 feet to the right-of-way line of Highway 400, the point of ending of the easement. The easement contains 10,200 square feet, or 0.2342 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. Grantee understands that there are mineral interests owned by others, and that GRANTOR cannot make any agreement for the owners of those interests.

TO HAVE AND TO HOLD, the aforegranted premises to the said SPRING CREEK WATER AUTHORITY, its successors and assigns forever.

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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 17th day of March, 1989.

ATTEST:
Charles Smith
Its Secretary

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, Sandra Garner, 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 17th day of March, 1989.

My commission expires:
April 22, 1992

Sandra Garner
Notary Public SANDRA GARNER
NOTARY PUBLIC
Alabama State at Large
My Commission Expires
April 22, 1992

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

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

89 MAR 27 PM 1:39

Thomas B. Shumaker, Jr.
JUDGE OF PROBATE

1. Bond Tax \$ 200
2. Mfg Tax
3. Recording Fee 750
4. Indexing Fee 100
TOTAL 1050