

Doug Joseph
Rt 1, Box 15
Columbiana, AL 35051

1353

1500/00

This instrument prepared by:

Name: <u>Norman W. Lipscomb</u>	OO	O	SEC	T	R
Address: <u>1400 River Road, N.E.</u>	NE	NE	23	20S	1W
<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 the exchange of like kind lands conveyed by Curtis B. Lynn 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 Curtis B. Lynn, surface rights only in and to 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 IN AND TO:

E 1/2 of NE 1/4 of NE 1/4, Section 23, Township 20 South, Range 1 West, Shelby County, Alabama.

A 60 ft. ingress egress and all Public Utilities easement being 30 ft. either side of a centerline over and across a part of the N 1/2 of NE 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, said centerline being more particularly described as follows: to find the point of beginning start at the NE corner of the NW 1/4 of the NE 1/4 and run South 89 degrees 14 minutes and 19 West and along the North Boundary of said forty for a distance of 8.74 ft. to the point of beginning of the centerline described herein; thence run South 12 degrees 02 minutes and 09 seconds East and along said centerline for a distance of 21.87 ft. to the P.C. of a curve having a delta angle of 12 degrees 57 minutes and 39 seconds right and a radius of 440.18 ft.; thence run South 5 degrees 33 minutes and 19 seconds East and along said curve for an arc distance of 99.57 ft. (99.36 ft. chord) to the P.T. of said curve; thence run South 00 degrees 55 minutes and 31 seconds West and along said centerline for a distance of 159.63 ft. to the P.C. of a curve having a delta angle of 15 degrees 41 minutes and 47 seconds right, and a radius of 362.74 ft.; thence run South 8 degrees 46 minutes and 24 seconds West and along said curve for an arc distance of 99.37 ft. (99.06 ft. chord) to the P.T. of said curve; thence run South 16 degrees 37 minutes and 18 seconds West and along said curve for a distance of 41.56 ft. to the P.C. of a curve having a delta angle of 14 degrees 52 minutes and 14 seconds left, and a radius of 383.13 ft.; thence run

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South 9 degrees 11 minutes and 11 seconds West and along said curve for an arc distance of 99.44 ft. (99.16 ft. chord) to the P.T. of said curve; thence run South 1 degree, 45 minutes and 04 seconds West and along said centerline for a distance of 204.01 ft. to the P.C. of a curve having a delta angle of 29 degrees 11 minutes and 02 seconds right, and a radius of 192.06 ft.; thence run South 16 degrees 20 minutes and 35 seconds West and along said curve for an arc distance of 97.83 ft. (96.77 ft. chord) to the P.T. of said curve; thence run South 30 degrees 56 minutes and 06 seconds West and along said centerline for a distance of 42.79 ft. to the point of ending of the centerline described herein, said point lying on the centerline of a gravel county road.

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 and minerals, and mineral and mining rights that it may own.

TO HAVE AND TO HOLD, the aforegranted premises to the said Curtis B. Lynn, his heirs 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 25th day of July, 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 25th day of July, 1989.

Leslie P. Farley
Notary Public

My commission expires:

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE;
MY COMMISSION EXPIRES: MAR. 14, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITERS;

Ad Valorem Tax Notice regarding the subject real estate, should be delivered to: Curtis B. Lynn
P. O. Box 4
Vandiver, Alabama 35176

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89 JUL 27 AM 8:28

JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mtg. Tax	_____
3. Recording Fee	1.50
4. Indexing Fee	3.00
TOTAL	6.00