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2298

This instrument prepared by:

Name: Norman W. Lipscomb
Address: P. O. Box 3199
Tuscaloosa, Alabama 35404
Source of Title:
Book: _____ Page: _____
Book: _____ Page: _____

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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 GULF STATES PAPER CORPORATION to James W. Jeffcoat and Edward C. Gottier, the receipt of which is hereby acknowledged, the undersigned GRANTORS, James W. Jeffcoat, a married man and Edward C. Gottier, a married man, have this day bargained and sold and by these presents do hereby grant, bargain, sell and convey unto GULF STATES PAPER CORPORATION, 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:

10 acres off the South end of the SW 1/4 of the NE 1/4, Section 6, Township 24 North, Range 15 East; South 3/4 of the SW 1/4 of the NE 1/4; NW 1/4 of SE 1/4 lying North and East of the Waxahatchee Creek, Section 3. Township 22 South, Range 1 West. All in Shelby County, Alabama.

This conveyance is made subject to:

- (a) All existing restrictions, easements, rights-of way, ordinances, laws, regulations, assessments, utility easements affecting the property conveyed herein;
- (b) Ad valorem taxes for the current year;
- (c) Rights or claims of parties in possession not shown by the public records;

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(d) Easements, or claims of easements, not shown by the public records;

(e) Encroachments, overlaps, boundary line disputes, or other matters affecting the property;

(f) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

(g) Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created an riparian rights, if any;

(h) Taxes or special assessments which are not shown as existing liens by the public records.

(i) No warranty is made as to the exact amount of acreage contained in the Property herein conveyed.

In addition to the foregoing and not in limitation thereof, Grantors specifically reserve all minerals and non-mineral substances and mining rights together with the right to explore for and remove said minerals and non-mineral substances without using the surface of the Property. By acceptance hereof, Grantee, for himself and for his successors, personal representatives, heirs and assigns, hereby releases Grantors, their successors and assigns, from damages resulting from past and future mining operations.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

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Grantor warrants that the above described property is not Homestead property under Alabama law.

TO HAVE AND TO HOLD, the aforegranted premises to the said GULF STATES PAPER CORPORATION, its successors and assigns forever.

IN WITNESS WHEREOF, the said James W. Jeffcoat and Edward C. Gottier, has hereunto set their hands and seal, this the 22, day of September, 1989.

Jackie Gottier

James W. Jeffcoat
James W. Jeffcoat

Jackie Gottier

Edward C. Gottier
Edward C. Gottier

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STATE OF ALABAMA)
COUNTY)

I, Norman W. Lipscomb, a Notary Public in and for said county, in said state, hereby certify that James W. Jeffcoat and Edward C. Gottier, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of September, 1989.

Norman W. Lipscomb
Notary Public

My commission expires:

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES JAN. 15, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Ad Valorem Tax Notice regarding the subject real estate, should be delivered to:

Gulf States Paper Corporation
P. O. Box 3199
Tuscaloosa, Alabama 35404

1. Deed Tax -----	\$	<u>40.00</u>
2. Mtg. Tax -----	\$	
3. Recording Fee -----	\$	<u>7.50</u>
4. Indexing Fee -----	\$	<u>3.00</u>
5. No Tax Fee -----	\$	
6. Certified Stamp Fee --	\$	<u>1.00</u>
Total -----	\$	<u>51.50</u>

STATE OF ALA. SHALL
I CERTIFY THIS
INSTRUMENT WAS
89 SEP 28 PM 2:20

Thomas A. Saunders, Jr.
JUDGE OF PROBATE