

Page 1 of 4

This instrument prepared by:

Name: Norman W. Lincomb

Address: 1400 River Road, N.E.

Tuscaloosa, Alabama, 35404

Source of Title:

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

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STATE OF ALABAMA )  
SHELBY COUNTY )

STATUTORY WARRANTY DEED

\$ 637,523.00

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and no/100 (\$10.00) and other good and valuable consideration, in hand paid by SOUTHERN ELECTRIC GENERATING COMPANY (here in referred to as "GRANTEE") to GULF STATES PAPER CORPORATION (herein referred to as "GRANTOR"), the receipt and sufficiency 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 SOUTHERN ELECTRIC GENERATING COMPANY, the following described tracts or parcels of land lying and being in Shelby County, Alabama and more particularly founded and described as follows:

FEE SIMPLE TITLE TO:

The Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section 35, Township 19 South, Range 1 East, Shelby County, Alabama.

Also:

That part of a strip of land that varies in width that is located in Sections 1, 2, 12, and 13, Township 20 South, Range 1 East of the Huntsville Meridian, and Sections 35 and 36, Township 19 South, Range 1 East of the Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of said Section 13 as marked by a one (1) pine knot in a rock pile having coordinates in the East Zone of the Alabama State Plane Coordinate System of North 1013373.70 and East 300160.05; thence South 88 degrees 56 minutes 46 seconds West, 357.12 feet along the South line of said Section 13 to the beginning of the center line of the strip to be described;

therefrom the strip lies 175 feet to the right and 150 feet to left of the center line which runs North 24 degrees 55 minutes 52 seconds West, 2725.10 feet to a point;

P.O. Box 2641  
B'ham, AL

BOOK 271 PAGE 595

Page 2 of 4

therefrom the strip lies 125 feet to each side of the center line which runs North 24 degrees 55 minutes 52 seconds West, 2826.09 feet to a tangent spiral point; thence Northerly along a Euler spiral, concave to the East, central angle 2 degrees 0 minutes 0 seconds, 100.00 feet to a spiral curve point; thence Northerly along the central curve, concave to the East, radius 1432.6854 feet, central angle 12 degrees 27 minutes 09 seconds, 211.3150 feet to a curve spiral point; thence northerly along a Euler spiral, concave to the east, central angle 2 degrees 0 minutes 0 seconds, 100.0 feet to a spiral tangent point; thence North 12 degrees 28 minutes 48 seconds West, 776.07 feet to a point;

therefrom the strip lies 250 feet to each side of the center line which runs North 12 degrees 28 minutes 48 seconds West, 1396.28 feet to a tangent spiral point; thence northerly along a Euler spiral, concave to the east, central angle 2 degrees 0 minutes 0 seconds, 100.00 feet to a spiral curve point; thence northerly along the central curve to the east, radius 1432.6854 feet, central angle 11 degrees 42 minutes 16 seconds, 192.61 feet to a curve spiral point; thence northerly along a Euler spiral, concave to the east, central angle 2 degrees 0 minutes 0 seconds, 100.00 feet to a spiral tangent point; thence North 00 degrees 46 minutes 29 seconds West, 111.10 feet to a point;

therefrom the strip lies 200 feet to the right and 175 feet to the left of the center line which runs North 00 degrees 46 minutes 29 seconds West, 2400.00 feet to a point;

therefrom the strip lies 250 feet to each side of the center line which runs North 00 degrees 46 minutes 29 seconds West, 759.71 feet to a tangent spiral point; thence northerly along a Euler spiral, concave to the east, central angle 2 degrees 0 minutes 0 seconds, 100.00 feet to a spiral curve point; thence northerly along the central curve, concave to the east, radius 1432.6854 feet, central angle 10 degrees 35 minutes 09 seconds, 164.65 feet to a curve spiral point; thence northerly along a Euler spiral, concave to the east, central angle 2 degrees 0 minutes 0 seconds, 100.00 feet to a spiral tangent point; thence North 09 degrees 48 minutes 42 seconds East, 475.65 feet to a point;

therefrom the strip lies 100 feet to each side of the center line which runs North 09 degrees 48 minutes 42 seconds East, 418.88 feet to a tangent spiral point; thence northerly along a Euler spiral, concave to the west, central angle 2 degrees 0 minutes 0 seconds, 100.00 feet to a spiral curve point; thence northerly along the central curve, concave to the west, radius 1432.6854 feet, central angle 25 degrees 36 minutes 55 seconds, 540.39 feet to a curve spiral point; thence northerly along a Euler spiral, concave to the west, central angle 2 degrees 0 minutes 0 seconds, 100.00 feet to a spiral tangent point; thence North 15 degrees 48 minutes 26 seconds West, 40.74 feet to a point;

BOOK 271 PAGE 596

Page 3 of 4

therefrom the strip lies 50 feet to each side of the center line which runs North 15 degrees 48 minutes 26 seconds West, 2100.60 feet to a point;

therefrom the strip lies 125 feet to each side of the center line which runs North 15 degrees 48 minutes 26 seconds West, 337.45 feet to a tangent spiral point; thence northerly along a Euler spiral, concave to the east, central angle 6 degrees 15 minutes 00 seconds, 125.00 feet to a spiral curve point; thence northerly along the central curve, concave to the east, radius 573.6857 feet, central angle 66 degrees 41 minutes 12 seconds, 541.8675 feet to a curve spiral point; thence northerly along a Euler spiral, concave to the southeast, central angle 6 degrees 15 minutes 00 seconds, 125 feet to a spiral tangent point; North 58 degrees 06 minutes 01 seconds East, 211.87 feet to a point, such point being the point of ending of the center line herein described, and being located North 37 degrees 04 minutes 10 seconds west, 540.20 feet from the southeast corner of said Section 35 as marked by a one and one-fourth inch pipe having coordinates of North 1029334.77 and East 296300.04.

The side lines of said described strip being elongated or shortened to terminate at points marked by axles on the south line of said Section 13. The sides of the said described strip being marked by axles set at the points of changes in width of the described strip.

Less and except that portion of the above described right of way that lies within CSX right of way described by deed recorded in Book 36, Page 268, of the Shelby County Records.

Containing 121.0 acres, more or less.

SUBJECT TO all rights of way 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.

SUBJECT TO all mineral rights and mineral interests of third parties in the aforegranted premises.

TO HAVE AND TO HOLD, the aforegranted premises to the said SOUTHERN ELECTRIC GENERATING COMPANY, its successors and assigns forever.

BOOK 271 PAGE 597

Page 4 of 4

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 20<sup>th</sup> day of December, 1989.

ATTEST:

Its

GULF STATES PAPER CORPORATION

By:

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

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 20<sup>th</sup> day of December, 1989.

Leslie P. Farley  
Notary Public

My commission expires:

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: 11-11-1993.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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

Southern Electric Generating Company  
Tax Department  
P. O. Box 2641  
Birmingham, Alabama 35291

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

89 DEC 22 PM 1:09

JUDGE OF PROBATE

1. Deed Tax -----	\$ 638.00
2. [unclear] Tax -----	\$
3. [unclear] Fee -----	10.00
4. [unclear] -----	3.00
5. [unclear] -----	
6. [unclear] -----	1.00
Total -----	\$ 652.00

BOOK 271 PAGE 598