

1881

Page 1 of 3

This instrument prepared by:

Name: Norman W. Lipscomb

Address: 1400 River Road, N.E.

Tuscaloosa, Alabama, 35404

Source of Title:

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

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

CO	O	SEC	T	R
NE	SW	13	20S	1W
NW	SW	13	20S	1W
SW	NW	13	20S	1W
NE	SE	14	20S	1W
NW	SE	14	20S	1W

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 RANDALL H. GOGGANS 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 RANDALL H. GOGGANS, 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 TO:

The N 1/2 of the SE 1/4 of Section 14; N 1/2 of SW 1/4, W 1/2 of SW 1/4 of NW 1/4, Section 13; All in Township 20 South, Range 1 West, Shelby County, Alabama.

It is hereby accepted that the West line of the NW 1/4 of SE 1/4 of Section 14, Township 20 South, Range 1 West, Is the same line as the East line of the Herman Barry Faulk Property as described in Real Record 213, Page 4, in the probate office of Shelby County, Alabama.

Together With:

A 60 ft. easement for Ingress, Egress, and all public utilities being 30 ft. either side and adjacent to a centerline over and across a part of the S 1/2 of the SE 1/4 of Section 14, 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 SW corner of the SE 1/4 of the SE 1/4 and run North 89 degrees 14 minutes and 18 seconds East and along the South boundary of the SE 1/4 of the SE 1/4 for a distance of 24.15 ft. to the point of beginning; thence run North 4 degrees 03 minutes and 20 seconds West and along said centerline for a distance of 188.90 ft. to the point of curvature of a curve having a delta angle of 5 degrees 45 minutes and 16 seconds right, a centerline radius of 1030.00 ft., and a centerline tangent of 51.77 ft.; thence run North 1 degree 10 minutes and 29 seconds West and along said curving centerline for an arc distance of 103.45 ft. (103.40 ft. chord) to the point of tangency of said curve, said point also lying on the West boundary of the SE 1/4 of the SE 1/4; thence run North boundary of said forty for a distance of 1094.18 ft. to the positional location of the NW corner of said forty; thence 1 degree 41 minutes and 56 seconds East and along the West

BOOK 276 PAGE 156

Page 2 of 3

continue North 1 degree 41 minutes and 56 seconds East and along said centerline for a distance of 45.21 ft. to the painted line established by Gulf States Paper Corporation, said line being the accepted North boundary of the S 1/2 of the SE 1/4 and said point being the point of ending of the centerline described herein.

Also a 60 foot easement for Ingress, Egress and all public utilities being 30 ft. either side and adjacent to a centerline over and across a part of the N 1/2 of the 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 NW corner of the NE 1/4 of the NE 1/4 and run North 89 degrees 14 minutes and 18 seconds East and along the North boundary of the NE 1/4 of the NE 1/4 for a distance of 24.15 ft. to the point of beginning; thence run South 4 degrees 03 minutes and 46 seconds East and along said centerline for a distance of 19.76 ft. to a point of curvature of a curve having a delta angle of 20 degrees 40 minutes and 33 seconds right, a centerline radius of 1030.00 ft., and a centerline tangent of 187.89 ft.; thence run South 6 degrees 17 minutes and 01 seconds West and along said curving centerline for an arc distance of 371.68 ft. (369.67 ft. chord) to the point of tangency of said curve; thence run South 16 degrees 37 minutes and 32 seconds West and along said centerline for a distance of 32.24 ft. to the point of curvature of a curve having a delta angle of 14 degrees 52 minutes and 14 seconds left, a centerline radius of 383.13 ft., and a centerline tangent of 50.00 ft.; thence run South 9 degrees 11 minutes and 11 seconds West and along said curving centerline for an arc distance of 99.44 ft. (99.16 ft. chord) to the point of tangency 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 point of curvature of a curve having a delta angle of 29 degrees 11 minutes and 02 seconds right, a centerline radius of 192.06 ft., and a centerline tangent of 50.00 ft.; thence run South 16 degrees 20 minutes and 35 seconds West and along said curving centerline for an arc distance of 97.83 ft. (96.77 ft. chord) to the point of tangency 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 centerline of a gravel county road, said point also being the point of ending of the centerline described herein.

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 RANDALL H. GOGGANS, his heirs and assigns forever.  
\$180,000.00 of the purchase price recited above was paid from a mortgage loan simultaneously herewith.

BOOK 276 PAGE 157

Page 3 of 3

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 11 day of January, 1990.

ATTEST:

Charles A. Hixon  
Its SECRETARY

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 11 day of January, 1990.

Leslie P. Farley  
Notary Public

My commission expires:

NOTARY PUBLIC, STATE OF ALABAMA  
MY COMMISSION EXPIRES: MAY 14, 1993.  
BONDED THIS NOTARY PUBLIC UNDERWRITERS

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

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

90 JAN 26 AM 10:43

Thomas W. Shivers, Jr.  
JUDGE OF PROBATE

Ad Valorem Tax	\$ 20.00
Transfer Tax	7.50
Recording Fee	3.00
Notary Fee	1.00
TOTAL	\$ 31.50

BOOK 276 PAGE 158