

Page 1 of 2

This instrument prepared by: *MSB*

Name: Norman W. Lipscomb

Address: 1400 River Road, N.E.

Tuscaloosa, Alabama, 35404

Source of Title: \_\_\_\_\_

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

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

OO	O	SEC	T	R
E 1/2	SW	3	20S	01E

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 JOHN J. BRUNO, JR. 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 JOHN J. BRUNO, JR., 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:

Parcel 3-A LESS AND EXCEPT two (2) acres in the Southwest corner of TRACT THREE SUBDIVISION, as recorded in Map Book 12, Page 63, being further described as follows: All that part of the E 1/2 of SW 1/4 lying South and West of County Road #51, LESS AND EXCEPT two (2) acres in the Southwest corner of the SE 1/4 of the SW 1/4, Section 3, Township 20 South, Range 1 East, Shelby County, Alabama.

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.

TO HAVE AND TO HOLD, the aforegranted premises to the said JOHN J. BRUNO, JR., 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 16<sup>th</sup> day of August, 1988.

ATTEST:

*Charles Lee*  
Its

GULF STATES PAPER CORPORATION

By: *F. T. Hixon*

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

*Anthony Bruno* 11001 d... 11001 d...

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STATE OF ALABAMA )  
TUSCALOOSA COUNTY )

I, Judy C. King, 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 16<sup>th</sup> day of August, 1988.

Judy C. King  
Notary Public

My commission expires:  
8-18-90

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

John J. Bruno, Jr.  
204 Crestmont Drive  
Birmingham, Alabama 3226

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
30 JUL 24 AM 11:21

1. Prop Tax	\$52.50
2. ...	5.00
3. ...	3.00
4. ...	1.00
5. ...	61.50

BOOK 301 PAGE 896