

✓ THIS INSTRUMENT PREPARED BY:
Beth O'Neill Roy
Lange, Simpson, Robinson &
Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Savannah Development, Inc.
2086 Valleydale Terrace
Birmingham, AL 35244
Attn: Susan G. Tucker

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of
NINE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 (\$925,000.00)
DOLLARS to the undersigned Grantor, in hand paid by the Grantee
herein, the receipt whereof is acknowledged, I

RANDALL H. GOGGANS, a married man

(herein referred to as "Grantor"), do grant, bargain, sell, and
convey unto

SAVANNAH DEVELOPMENT, INC., an Alabama corporation

(herein referred to as "Grantee"), the following described real
estate, situated in Shelby County, Alabama, to-wit:

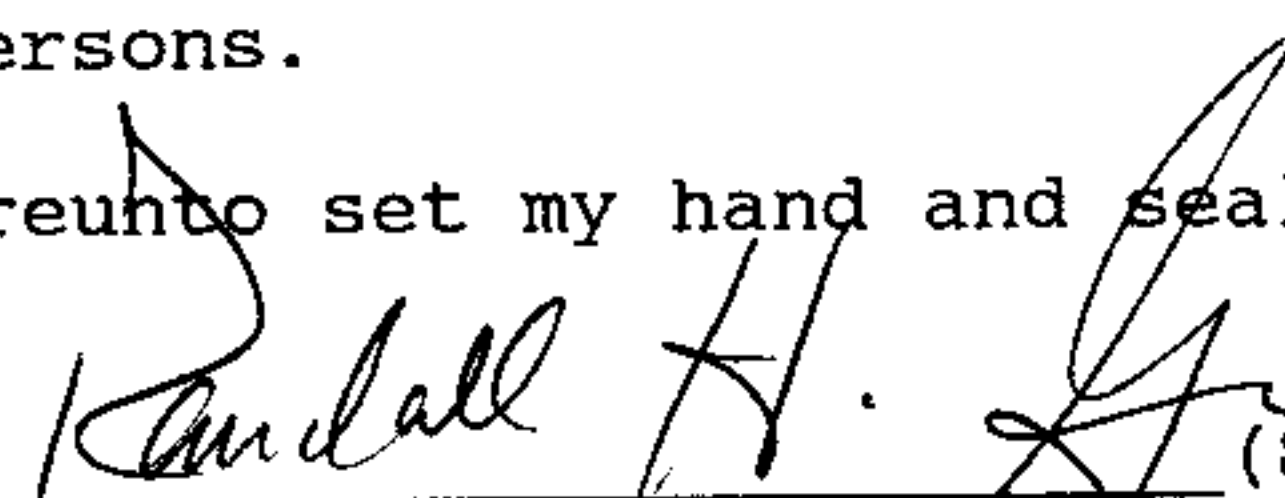
See Exhibit "A" attached hereto

**THE PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR OR
GRANTOR'S SPOUSE.**

TO HAVE AND TO HOLD unto the said Grantee, its successors
and assigns forever.

And I do, for myself and for my heirs, executors,
administrators and assigns covenant with the said Grantee, its
successors and assigns, that I am lawfully seized in fee simple
of said premises; that said premises are free from all
encumbrances, unless otherwise noted above; that I have a good
right to sell and convey the same as aforesaid; that I will and
my heirs, executors, and administrators shall warrant and defend
the same to the said Grantee, its successors and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as
of the 20th day of June, 1994.


RANDALL H. GOGGANS

(Seal)

06/29/1994-20518
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 19.50

Inst # 1994-20518

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that RANDALL H. GOGGANS, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal as of the 20th day of June, 1994.

Mary Beth Oliver
Notary Public
My Commission Expires:
1/22/96

K:\MBO\00002\SAVANNAH.DED 061794 10:28

EXHIBIT "A

A parcel of land situated in the NE 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 18, Township 20 South, Range 2 West and situated in the NW 1/4 of the NW 1/4, the SW 1/4 of the NW 1/4, and the NW 1/4 of the SW 1/4 of Section 17, Township 20 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows:

Begin at the NW corner of the NW 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 2 West, said point being a pine knot in a rock pile; thence South 86 deg. 51 min. 19 sec. East a distance of 401.01 feet; thence South 10 deg. 38 min. 48 sec. West a distance of 1105.02 feet; thence South 75 deg. 45 min. 51 sec. East a distance of 1173.13 feet to the NE corner of the SW 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 2 West, said point being a pine knot in a rock pile; thence South 0 deg. 37 min. 09 sec. West a distance of 1302.35 feet to the NE corner of the NW 1/4 of the SW 1/4 of Section 17, Township 20 South, Range 2 West, said point being an iron pin; thence South 0 deg. 03 min. 42 sec. West a distance of 1316.83 feet to the SE corner of said 1/4-1/4 section, said point being a crimped pin; thence North 86 deg. 38 min. 02 sec. West a distance of 1450.69 feet to the SW corner of said 1/4-1/4 section, said point being a railroad rail; thence North 0 deg. 29 min. 19 sec. East a distance of 1321.53 feet to the SE corner of the SE 1/4 of the NE 1/4 of Section 18, Township 20 South, Range 2 West, said point being an axle; thence South 89 deg. 08 min. 03 sec. West a distance of 1311.33 feet to the SW corner of said 1/4-1/4 section, said point being a railroad rail; thence North 0 deg. 32 min. 22 sec. East a distance of 1339.50 feet to the SW corner of the NE 1/4 of the NE 1/4 of Section 18, Township 20 South, Range 2 West, said point being an iron pin; thence North 0 deg. 14 min. 45 sec. East a distance of 1303.98 feet to the NW corner of said 1/4-1/4 section, said point being a railroad rail; thence South 89 deg. 24 min. 20 sec. East a distance of 1412.11 feet to the point of beginning. Less and except two Alabama Power Company Transmission Lines (100 foot right of way).

Easement No. 1

A non-exclusive 60' wide Easement for ingress, egress, utilities and drainage situated in the S.W. 1/4 of the S.W. 1/4 of Section 8, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commencing at the S.W. corner of the S.W. 1/4 of the S.W. 1/4 of Section 8, Township 20 South, Range 2 West; thence S 86deg.-51'19" E and run a distance of 241.41' to the Point of Beginning of the center line of the following Easement; thence N 13deg.-26'41" E and run a distance of 259.80' to the point of a curve to the left having a radius of 300.00', thence run along the arc of said curve a distance of 103.38' to the end of said curve; thence N 06deg.-17'59" W and run a distance of 442.19' to the point of a curve to the right having a radius of 200.00', thence run along the

arc of said curve a distance of 66.83' to the end of said curve; thence N 12deg.-50'43" E and run a distance of 139.55' to the end of said easement.

Easement No. 2

A non-exclusive 60' wide Easement for ingress, egress, utilities and drainage situated in the S.W. 1/4 of the S.W. 1/4 of Section 8, Township 20 South, Range 2 West, and in the S.E. 1/4 of the S.E. 1/4 and in the S.W. 1/4 of the S.E. 1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commencing at the S.W. corner of the S.W. 1/4 of the S.W. 1/4 of Section 8, Township 20 South, Range 2 West; thence S 86deg.-51'19" E and run a distance of 241.41'; thence N 13deg.-26'41" E and run a distance of 259.80' to the point of a curve to the left having a radius of 300.00', thence run along the arc of said curve a distance of 103.38' to the end of said curve; thence N 06deg.-17'59" W and run a distance of 442.19' to the point of a curve to the right having a radius of 200.00', thence run along the arc of said curve a distance of 66.83' to the end of said curve; thence N 12deg.-50'43" E and run a distance of 139.55' to the Point of Beginning of the center line of the following described easement, said point being the point of a curve to the left having a radius of 200.00', thence continue along the arc of said curve a distance of 468.04' to the end of said curve; thence S 58deg.-45'37" W and run a distance of 327.37' to the point of a curve to the right having a radius of 250.00', thence continue along the arc of said curve a distance of 295.53' to the end of said curve; thence N 53deg.-30'32" W and run a distance of 176.31' to the point of a curve to the left having a radius of 200.00', thence continue along the arc of said curve a distance of 250.40' to the end of said curve; thence S 54deg.-45'23" W and run a distance of 69.72' to the point of a curve to the right having a radius of 200.00', thence continue along the arc of said curve a distance of 180.10' to the end of said curve; thence N 73deg.-38'53" W and run a distance of 157.69' to the point of a curve to the left having a radius of 300.00', thence continue along the arc of said curve a distance of 112.87' to the end of said curve; thence S 84deg.-47'40" W and run a distance of 269.53' to the point of a curve to the right having a radius of 200.00', thence continue along the arc of said curve a distance of 148.66' to the end of said curve; thence N 52deg.-37'07" W and run a distance of 79.60' to the southeasterly right-of-way line of Shelby County Highway No.35 (80' R.O.W.) and being the end of said easement.

All being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for 1994, which are not due and payable until October 1, 1994, and taxes for subsequent years.

2. Agreement and grant of easement as set out as Instrument #1994-6147 with easement designation as Instrument #1994-13983 with rights of others to use thereof, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Timber rights and rights of ways relating thereto as conveyed to Georgia Pacific in and by Instrument #1994-13782, in said Probate Office.
4. Unrecorded easements for power and tower lines, including telephone lines, on, over and across said lands, including the easements described in instrument from Kimberly-Clark Corporation to Alabama Power Company dated September 18, 1969, from Belcher family for Alabama Power Company dated November 18, 1965, and Condemnation for rights in that certain case in which the final decree was rendered on February 4, 1966 in said Probate Office, as well as other unrecorded easements for lines across subject property in said Section 17 that is not granted in the easements herein mentioned.

Inst # 1994-20518

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