

THIS INSTRUMENT PREPARED BY:

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STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

THIS INDENTURE, made and entered into on this the 13th day of December, 1994, by and between **KIMBERLY-CLARK CORPORATION**, a corporation, hereinafter referred to as "Grantor", and **WEATHERLY INVESTMENT GROUP, L.L.C.**, an Alabama limited liability company, hereinafter referred to as "Grantee", whether one or more.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF the payment of One Million Three Hundred Fifty-Eight Thousand and No/100 Dollars (\$1,358,000.00), by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby **GRANT, BARGAIN, SELL and CONVEY** unto the Grantee, the real estate situated in Shelby County, Alabama and described on Exhibit A hereto which is incorporated herein by this reference.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

RESERVING, HOWEVER, unto Grantor and its successors and assigns, all pine timber, pulpwood and sawtimber located on the aforementioned property and the exclusive right for the period beginning on the date hereof through December 31, 1995, to cut, remove and harvest all such pine timber, pulpwood and sawtimber from said property; and there is further hereby reserved unto Grantor and its successors and assigns a non-exclusive easement over and across the aforesaid property at such points as Grantor shall deem necessary, desirable or expedient for the purpose of cutting, removing and harvesting such pine timber, pulpwood and sawtimber from the aforesaid property during such period, such easement to include the right to remove hardwood and other timber, pulpwood and sawtimber to the extent necessary, desirable or expedient to establish and maintain roads and loading areas for the removal of the pine timber, pulpwood and sawtimber reserved hereunder.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns in fee simple, forever.

THIS CONVEYANCE IS MADE SUBJECT, HOWEVER, to the following:

1. Rights, easements, covenants, restrictions and title granted by Grantor to Alabama Power Company by instrument dated September 22, 1993.

Inst # 1994-37714

12/29/1994-37714
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SHELBY COUNTY JUDGE OF PROBATE
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Alabama Title
2233 2nd Ave No
BHAM, AL 35203

2. Rights, easements, covenants, restrictions and title granted by Grantor to Harlan J. Browning by Non-Exclusive Private Road Easement dated March 29, 1993.

3. Title to all minerals underlying the Northeast Quarter of the Southeast Quarter of Section 27, Township 20 South, Range 2 West and mining rights and privileges relating thereto, as reserved in Deed Book 59, Page 197.

4. All other easements, restrictions, rights-of-way, roadways, public utilities and other easements heretofore filed for record or shown on tax assessment maps which affect such property, mineral and mining rights owned by others, 1995 ad valorem taxes and all other ad valorem taxes as may be assessed or become due after the date hereof and all liens therefor, including, without limitation, any taxes, assessments and liens resulting from any change after the date hereof of any current use designation, all of which shall be paid by Grantee, and any exceptions listed in any title commitment obtained by Grantee.

IN WITNESS WHEREOF, Kimberly-Clark Corporation has caused these presents to be executed by J. G. Grosklaus, who is duly authorized thereto.

ATTEST:

GRANTOR:
KIMBERLY-CLARK CORPORATION

By B. H. Paul
Its Assistant Secretary
[CORPORATE SEAL]

By J. G. Grosklaus
J. G. Grosklaus
Its: Executive Vice President



STATE OF GEORGIA)

COUNTY OF FULTON)

I, Gail R. Billion, a Notary Public in and for said County in said State, hereby certify that J. G. Grosklaus, whose name as Executive Vice President of Kimberly-Clark Corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 13th day of December, 1994.

NOTARIAL SEAL

Gail R. Billion
Notary Public
My commission expires: May 11, 1998

EXHIBIT A

PROPERTY DESCRIPTION

The following described property located in Shelby County, Alabama:

- (a) The Southwest Quarter of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama;
- (b) The South one-half of the Northeast Quarter of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama;
- (c) The Southeast Quarter of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama;
- (d) The North one-half of the Northwest Quarter of Section 34, Township 20 South, Range 2 West, Shelby County, Alabama; and
- (e) The North one-half of the Northeast Quarter of Section 34, Township 20 South, Range 2 West, Shelby County, Alabama.

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