

This instrument prepared by:

Name: Norman W. LipscombAddress: 1400 River Road, N.E.Tuscaloosa, Alabama, 35404

Source of Title: _____

Book: _____ Page: _____

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	SE	09	20S	01W

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 WANDA DAVIS 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 WANDA DAVIS, 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 SE 1/4 of Section 9, Township 20 South, Range 1 West, Shelby County, Alabama, being Parcel E of Tract Eight Subdivision, as recorded in Map Book 10, page 22 in the Probate Office of Shelby County, Alabama.

Right-of-Way 1

Grantor reserves unto itself, its successors or assigns, a sixty (60) foot wide non-exclusive right-of-way easement along an existing primary gravel and chert road beginning on the West line of the NW 1/4 of SW 1/4, Section 10, Township 20 South, Range 1 West, and running in a Northwesterly direction to the South line of the SW 1/4 of NE 1/4, Section 9, Township 20 South, Range 1 West, Shelby County, Alabama, provided however, Grantee shall have the right to vary the present location in a reasonable manner that will benefit both the Grantee and Grantor, their agents, assigns and successors. This right of rerouting of road is contingent upon Grantee providing an access road of equal or better quality and utility to the West line of the NW 1/4 of SW 1/4, Section 10, Township 20 South, Range 1 West and to the South line of the SW 1/4 of the NE 1/4, Section 9, Township 20 South, Range 1 West, Shelby County, Alabama.

Right-of-Way 2

Grantor also reserves unto itself, its successors or assigns, a sixty (60) foot wide non-exclusive right-of-way easement along an existing woods road beginning at a point on the primary gravel and chert road located in the SE 1/4 of the SE 1/4, Section 9, Township 20 South, Range 1 West, running in a Southwesterly direction to the East line of the SE 1/4 of SW 1/4, Section 9, Township 20 South, Range 1 West, Shelby County, Alabama, provided however, Grantee shall have the right to vary the present location in a reasonable manner that will

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SHELBY COUNTY JUDGE OF PROBATE

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benefit both the Grantee and Grantor, their agents, assigns and successors. This right of rerouting of road is contingent upon Grantee providing an access road of equal or better quality and utility to the Southeast corner of the SE 1/4 of SW 1/4, Section 9, Township 20 South, Range 1 West, and to the point of beginning on the primary gravel and chert road located in the SE 1/4 of SE 1/4 of said Section 9, Township 20 South, Range 1 West, Shelby County, Alabama.

Right-of-Way 3

Grantor also reserves unto itself, its successors or assigns, a sixty (60) foot wide non-exclusive right-of-way for ingress and egress, power and utilities, to provide access through the SE 1/4 of Section 9, Township 20 South, Range 1 West, to the N 1/2 of the NE 1/4, Section 16, Township 20 South, Range 1 West, and being more particularly described as follows: Being a right-of-way of equal width running parallel to a portion of the west line of the SW 1/4 of SE 1/4, Section 9, Township 20 South, Range 1 West; begin at a point on the south margin of an existing woods road in the SW 1/4 of SE 1/4 of said Section 9, said point being 60 feet from the west line of the SW 1/4 of SE 1/4; thence run South parallel to the west line of the NW 1/4 of SE 1/4 of said Section 9, to the South line of SW 1/4 of SE 1/4, thence run west sixty (60) feet to the Southwest corner of the SW 1/4 of the SE 1/4 of said Section 9, thence run north along the West line of the SW 1/4 of SE 1/4 to the South margin of said existing woods road, thence run northeast along said existing woods road sixty (60) feet to the point of beginning.

See Exhibit "A" for location of above described rights-of-ways.

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 WANDA DAVIS, her 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 18th day of May, 1988.

ATTEST:

Its

Charles Austin
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, Jody 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 18th day of MAY, 1988.

Jody C. King
Notary Public

My commission expires:
8-18-90

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

Wanda Davis
c/o Shelby County Logging
Rt. 1, box 95
Columbiana, Alabama 35051

COUNTY SHELBY

TOWNSHIP/RANGE

COMPAR

DISTRICT COLUMBIANA

120SR1W

AREA 210 SHELBY SHORT TERM DEVELOP

8' ROCK

QUAD

DATE

FORESTER

CHELSEA

LEGEND

EXHIBIT "A"

Location of Rights-of-Ways reserved

Inst # 2000-08316

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SHELBY COUNTY JUDGE

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