

\$ 234,500<sup>00</sup>

This instrument prepared by:

Name: George P. Lander  
Address: P. O. Box 48999  
Tuscaloosa AL 35404-8999

Source of Title:

Deed Book: 328 Page: 529  
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QQ	Q	SEC	T	R
	NE	25	19S	1E
	NW	25	19S	1E
	SE	24	19S	1E
	SW	24	19S	1E

### STATUTORY WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **WESTERVELT LAND COMPANY, INC.** to **GULF STATES PAPER CORPORATION**, an Alabama 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 do hereby grant, bargain, sell and convey unto the said **WESTERVELT LAND COMPANY, INC.**, fee simple title to the following described tracts or parcels of land lying and being in Shelby County, Alabama and more particularly bounded and described as follows:

A parcel of land located in the North-half of Section 25 and in the South-half of Section 24, all in Township 19 South, Range 1 East, Huntsville Meridian, in Shelby County, Alabama, containing Sixty-six and Ninety-six hundredths (66.96) Acres, more or less, and being more particularly described as follows:

Start at an Axle accepted to mark the Northwest corner of said Section 25 and run South 85 degrees 36 minutes 49 seconds East (Assumed) and along the accepted Northern boundary of said Section 25 for a distance of 1143.92 feet to the POINT OF BEGINNING; thence continue South 85 degrees 36 minutes 49 seconds East and along said Northern boundary of said Section 25 for a distance of 106.20 feet to a Concrete Monument accepted to mark the Northeast corner of the Northwest Quarter of the Northwest Quarter of said

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Section 25; thence run South 82 degrees 28 minutes 07 seconds East for a distance of 46.25 feet to a Concrete Monument, said Concrete Monument lying on the Southern Right-of-Way margin of U.S. Highway 280, marking Station 933+50 and lying 210 feet South of centerline; thence run North 83 degrees 05 minutes 06 seconds East and along said Southern Right-of-Way margin for a distance of 257.27 feet to a Concrete Monument lying on the Southern Right-of-Way margin of said U.S. Highway 280, marking station 936+00 and lying 150 feet South of centerline; thence run South 83 degrees 23 minutes 43 seconds East and along said Southern Right-of-Way margin for a distance of 66.38 feet to a Concrete Monument, said Concrete Monument lying on the Southern Right-of-Way margin of said U.S. Highway 280, marking Point of Curvature Station 936+66.83 and lying 150 feet South of centerline; thence run South 74 degrees 49 minutes 43 seconds East and along a curve in the Southern Right-of-Way margin of said U.S. Highway 280 being concave to the South and having a Delta of 23 degrees 08 minutes 30 seconds and a centerline Radius of 5729.58 feet for a chord distance of 1683.27 feet to a point; thence run South 4 degrees 22 minutes 20 seconds West for a distance of 1124.51 feet to a point; thence run North 85 degrees 37 minutes 40 seconds West for a distance of 2209.64 feet to a point; thence run North 7 degrees 52 minutes 01 seconds East for a distance of 1397.30 feet to the POINT OF BEGINNING.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO all rights-of-ways and easement that may be or record or in evidence through use.

SUBJECT TO any encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

GRANTOR hereby transfers all mineral rights presently owned by Grantor with respect to the property described hereinabove; provided, however, Grantor makes no representations or warranties with respect to Grantor's ownership of any such mineral rights.

TO HAVE AND TO HOLD, the aforementioned premises to the said WESTERVELT LAND COMPANY, INC., its successors and assigns forever.

IN WITNESS WHEREOF, the said GULF STATES PAPER CORPORATION, has hereunto set its signature by Charles F. Huguen, its Executive Vice-President, who is duly authorized on this the 25<sup>th</sup> day of April 2001.

Attest:

Gulf States Paper Corporation

By: Elizabeth Shaw  
Its: Secretary

By: Charles F. Huguen  
Its: Executive Vice-President

STATE OF ALABAMA )

TUSCALOOSA COUNTY )

I, DeAnne L. Griffin, a Notary Public in and for said County, in said state, hereby certify that Charles F. Huguen, whose name as Executive Vice-President, 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 with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of April, 2001.

DeAnne L. Griffin  
Notary Public

My commission expires:

4/10/04

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

Westervelt Land Company, Inc.  
P O Box 48999  
Tuscaloosa, AL 35404

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