

This instrument was prepared by:  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. Box 587  
Columbiana, AL 35051

Inst # 2002-13450

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

03/21/2002-13450  
01:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CH .00

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Million Eight Hundred Eighty-nine Thousand One Hundred Fifty-two and 50/100 Dollars (\$1,889,152.50) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Gulf States Paper Corporation**, a corporation, also known as Gulf States Paper Corp. (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shelby County, Alabama** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

### Parcel One:

A parcel of land in Sections 19 and 30, Township 21 South, Range 1 West, and Section 24, Township 21 South, Range 2 West, being the same land described in a deed to Gulf States Paper Co., recorded in Deed Book 193, at Page 41 of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at the Northwest corner of Section 30; Thence N 88° 07' 00" E, along the North line of said Section, a distance of 25.08 feet to the point of beginning on the East line of the existing Shelby County Landfill; Thence S 00° 38' 31" W, along the East line of said landfill, a distance of 1322.41 feet to an axle, found at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 30; Thence S 65° 05' 53" E, a distance of 730.67 feet, to a point; Thence N 88° 57' 26" E, a distance of 1339.67 feet, to a point; Thence N 00° 22' 07" W, a distance of 1143.78 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502"; Thence N 00° 22' 07" W, a distance of 2687.65 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502"; Thence S 89° 36' 51" W, a distance of 4072.78 feet to a ½" set, with a cap stamped "S. Wheeler CA 0502"; Thence S 00° 39' 39" W, a distance of 1567.36 feet to a ½" rebar found, with a cap stamped "Farmer", on the Northwest corner of said landfill; Thence S 89° 19' 23" E, along a North line of said landfill, a distance of 2134.96 feet to a ½" rebar found, with a cap stamped "Farmer"; Thence S 00° 38' 31" W, a distance of 605.90 feet to the point of beginning. The herein described parcel contains 249.30 acres of land.

According to the survey of Sid Wheeler, RPLS No. 16165, dated 5/10/01, Rev. No. 2, dated 2/12/02.

Grantor Gulf States Paper Company reserves, subject to the terms and provisions herein, all merchantable timber located on said property as of the date of this document. Said merchantable timber shall remain on said property in a living state until the first to occur of the following: (1) Shelby County notifies Grantor, its successors or assigns, that it wishes for all or a part of said timber to be immediately cut and removed from said premises in which case Grantor, its success and assigns, shall have ninety (90) days from the date thereof to cut and remove the same or; (2) Grantor, its successors and assigns, elects to earlier remove merchantable timber from said property. Any of said merchantable timber which shall remain on said property twenty-five (25) years from the date hereof shall revert to Shelby County, its successors and assigns.

Grantor, its successors and assigns, reserve an easement and right-of-way up to thirty (30) feet in width over and across the above described property and Parcel Three hereinafter described for ingress and egress while harvesting timber, managing timber, inspecting timber and timberlands of Grantor, and other related purposes which said easement shall at Shelby County's option be located over and along the existing roadways within said property as maintained by County and as relocated and moved from time to time hereafter by County, its successors and assigns. It is understood and agreed that Shelby County, its successors and assigns, shall have the right and option to move and/or relocate said roadways at County expense from time to time as County desires to do so. In the event of such relocation, County agrees to construct temporary logging and timber harvesting roads connecting the existing Gulf States Paper Corporation roads located on the property adjoining to the east, west, and north boundaries of the above described property. County, its successors and assigns, shall have the right to erect gates across said roads as County deems advisable but, in all such events, shall supply Grantor, its successors and assigns, with keys to any such gates. Grantor agrees that its

employees and contractors using said roads shall comply with any speed restrictions and reasonable use restrictions imposed by County, its successors and assigns.

**Parcel Two:**

A parcel of land in the West half of Section 30, Township 21 South, Range 1 West, being a part of the same land described in a deed to Gulf States Paper Company, recorded in Deed Book 193, at Page 41 of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 30; Thence S 88° 22' 37" W, along the South line of said Sixteenth Section, a distance of 137.43 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502", at the point of beginning; Thence N 25° 48' 49" W, a distance of 141.28 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502"; Thence N 56° 10' 01" E, a distance of 189.26 feet, to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502", on the Southwest edge of a 60' access easement; Thence S 34° 17' 56" E, along said easement, a distance of 295.90 feet to a point; Thence along a curve, to the right, in said easement, having a radius of 606.62 feet and a chord bearing of S 17° 37' 09" E, an arc length of 414.40 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502"; Thence N 43° 34' 32" W, a distance of 358.46 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502", on the West line of the Northeast Quarter of the Southwest Quarter of Section 30; Thence S 89° 36' 27" W, a distance of 134.38 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502"; Thence N 01° 37' 23" W, a distance of 140.50 feet to the point of beginning, the herein described parcel contains 2.587 acres of land.

According to the survey of Sid Wheeler, RPLS No. 16165, dated 6/6/00, Rev. No. 1, dated 2/12/02.

**Parcel Three:**

A parcel of land in the South Half of the Northwest Quarter of Section 30, Township 21 South, Range 1 West, being a part of the same land described in a deed to Gulf States Paper Company, recorded in Deed Book 193 at Page 48, of the Real Property Records of Shelby County, Alabama. Said Parcel of land being more particularly described as follows:

Commencing at an axle, found at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 30; Thence S 00° 26' 09" E, along the West line of said section, a distance of 660.27 feet to a 1" pipe, found; Thence N 62° 11' 20" E, a distance of 375.58 feet to the point of beginning; Thence N 62° 11' 20" E, a distance of 374.87 feet, to a point; Thence N 88° 16' 39" E, a distance of 1335.11 feet to a point; Thence S 00° 22' 31" E, a distance of 993.88 feet to a point on the South line of the Northwest Quarter of said section; Thence S 88° 22' 38" W, along said South line, a distance of 1667.24 feet to a point; Thence N 00° 25' 33" W, a distance of 826.06 feet to the point of beginning. The herein described parcel contains 37.35 acres of land.

This land unit has been used as a municipal solid waste disposal facility landfill unit. Its use is restricted by the terms contained in the Alabama Department of Environmental Management Regulations 335-13-4-.20(3)(c) and 335-13-4-.20(3)(d). It was operated by the Shelby County Commission from approximately 1981 to September of 1997 with closure completed on December of 1999 in accordance with the Alabama Department of Environmental Management Approved Closure Plan.

According to the survey of Sid Wheeler, RPLS No. 16165, dated February 25, 2000.

**Parcel Four:**

A parcel of land situated in Sections 26 and 27, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the northwest corner of Section 26, Township 19 South, Range 1 East; thence run south 1 degree 02 minutes east along the west line of said Section for a distance of 1334.77 feet to the northwest corner of the southwest one-quarter of the northwest one-quarter of said Section 26; thence continue south 1 degree 02 minutes east along the west line of said Section 26 for a distance of 1161.13 feet to the point of beginning; from the point of beginning run south 33 degrees 41 minutes 29 seconds east for a distance of 405.06 feet; thence run south 42 degrees 37 minutes 23 seconds west for a distance of 1157.50 feet; thence run north 40 degrees 57 minutes 48 seconds west for a distance of 360.07 feet; thence run north 49 degrees 02 minutes 04 seconds east for a distance

of 215.86 feet; thence run north 30 degrees 42 minutes 55 seconds west for a distance of 853.32 feet; thence run north 24 degrees 49 minutes 59 seconds east for a distance of 158.35 feet; thence run north 23 degrees 13 minutes 26 seconds west for a distance of 424.70 feet; thence run north 64 degrees 10 minutes 08 seconds east for a distance of 480.29 feet; thence run south 23 degrees 16 minutes 18 seconds east for a distance of 453.12 feet; thence run south 79 degrees 24 minutes 28 seconds east for a distance of 427.09 feet; thence run south 33 degrees 41 minutes 29 seconds east for a distance of 248.54 feet to the point of beginning. Said parcel contains 29.0390 acres.

According to the survey of Jimmy A. Gay, RLS No. 8759, dated July 30, 1991.

The above Parcel Four land unit has been used as a municipal solid waste disposal facility landfill unit. Its use is restricted by the terms contained in the Alabama Department Environmental Management Regulations with closure completed in accordance with the Alabama Department of Environmental Management Approved Closure Plan.

Grantor, its successors and assigns, reserve the right of ingress and egress over and along the existing road which crosses Parcel Four and provides access to U. S. Highway 280.

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

Said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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 (we) have hereunto set my hand(s) and seal(s), this 20<sup>th</sup> day of March, 2002.

**GULF STATES PAPER CORPORATION, INC.**

By Charles F. Ridd (SEAL)  
Its Executive Vice President

STATE OF ALABAMA  
SHELBY COUNTY

*NW 1/2*  
Charlie F. Hughey  
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norman W. Lippman, whose name as Exec. Vice President of Gulf States Paper Corporation, Inc., a 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 such instrument, \_\_\_\_\_, 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 20<sup>th</sup> day of March, 2002.

Norman W. Lippman  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Dec 4, 2004  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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