

\$ 1,664,790.00

Tax Notice Sent to:
The Frank and Fred Friedman
Family Foundation
2121 1st Avenue N.
Birmingham, AL 35203

SPECIAL (STATUTORY) WARRANTY DEED
R.E. No. GETC GC25

THIS INDENTURE, made this 26th day of February, A.D., 2002, between GREAT EASTERN TIMBER COMPANY LLC, a Delaware limited liability company, having a usual place of business c/o Cahaba Forest Management, Inc., 3891 Klein Road, Harpersville, AL 35078, (205) 672-8311 (Grantor), and THE FRANK AND FRED FRIEDMAN FAMILY FOUNDATION, having an address at 2121 1st Avenue N., Birmingham, AL 35203, (205) 323-1624 (Grantee),

WITNESSETH, That the Grantor, for the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, to it paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following land and the standing timber thereon, (Premises), situated in the County of Shelby, and State of Alabama, being more particularly described as follows; to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

FURTHER, Grantor hereby grants to Grantee, its successors and assigns, all of its right, title and interest in and to a perpetual, non-exclusive easement retained by Grantor in a deed from Grantor to Eddleman Properties, LLC, dated February 11, 2002, recorded with the Office of the Judge of Probate in Shelby County, Alabama, as Document Number 2002-08613, on February 21, 2002, and as described in EXHIBIT "B" attached hereto and by this reference made a part hereof.

The Premises described hereunder are hereby conveyed "as is," by the tract and not by the acre, the acreage not being guaranteed by the Grantor, and are also conveyed subject to the rights of any tenants or lessees, any persons in possession; all outstanding mineral rights or reservations, oil, gas or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights of way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said Premises; and any matters which could be disclosed by an accurate, current survey or inspection of said Premises.

TO HAVE AND TO HOLD the above-described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, on the day and year first-above written, the Grantor has caused these presents to be signed in its name and behalf by the Treasurer, and attested to by an Assistant Secretary of Hancock Natural Resource Group, Inc., its duly authorized manager.

ATTEST:

GREAT EASTERN TIMBER COMPANY LLC

By: Hancock Natural Resource Group, Inc.

Antionette Ricci
Antionette Ricci Assistant Secretary

by Julie H. Indge Treasurer

COMMONWEALTH OF MASSACHUSETTS)
)ss
COUNTY OF SUFFOLK)

I, Deanna Garland, a Notary Public in and for said County and Commonwealth, hereby certify that Julie H. Indge, whose name as Treasurer of Hancock Natural Resource Group, Inc., 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 (on the day the same bears date) on behalf of Hancock Natural Resource Group, Inc., in its capacity as the duly authorized manager of GREAT EASTER TIMBER COMPANY LLC for and as the act of said Grantor.

Given under my hand and official seal on February 26th, 2002.

Deanna Garland
Deanna Garland Notary Public

My commission expires: April 14, 2006

Prepared by:
Timothy D. Davis, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205
NE14, SW1/4 and SE1/4 Sec. 35; NW1/4 and SW1/4 Sec. 36, T19S, R1W; and NW1/4, Sec. 1, T20S, R1W
DG0959.DOC

04/24/2002-19081
12:16 PM CERTIFIED
SIF1.BY COUNTY JUDGE OF PROBATE
003 MSB 1682.00

Inst # 2002-19081

EXHIBIT A

Legal Description

Township 19 South, Range 1 West, Shelby County, Alabama

Section 35: The Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4);

The Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4);

The North One-half of the Southeast Quarter (N1/2 of SE1/4).

Section 36: That part of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) lying thirty (30) feet South of the centerline of Shelby County Road 439;

The Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4);

The Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4);

The South One-half of the Southwest Quarter (S1/2 of SW1/4), LESS AND EXCEPT, a 2.2 acre rectangle in the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) described as follows: Begin at the Northeast corner of said quarter-quarter and run West along the North boundary line of said quarter-quarter for a distance of 440 feet, more or less, to a rock corner; thence turn left and run South a distance of 230 feet to a rock corner; thence turn left and run East to a point on the East boundary line of said quarter-quarter; thence turn left and run north along said East boundary line to the point of beginning.

Township 20 South, Range 1 West, Shelby County, Alabama

Section 1: The North One-half of the Northwest Quarter (N1/2 of NW1/4).

Being a portion of the premises conveyer to Grantor by deed, dated February 10, 2000, recorded in the Probate Office of Shelby County, Alabama as Instrument Number 2000-04450.

EXHIBIT B

A perpetual, non-exclusive easement for vehicular and pedestrian access, ingress and egress, and for the installation and maintenance of utilities, Sixty (60) feet in width, situated in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 36, Township 19 South, Range 1 West, Shelby County, Alabama, as described in a deed from Grantor to Eddleman Properties, LLC, dated February 11, 2002, recorded with the Office of the Judge of Probate in Shelby County, Alabama, as Document Number 2002-08613, on February 21, 2002, and being more particularly described as follows:

Commence at a 4 inch axle found locally accepted to be the Northwest corner of said quarter-quarter section; thence run West along the South line of Section 26 in said Township 19 South, Range 1 West, for a distance of 187.22 feet to a iron pin found; thence turn an angle to the right of 67 degrees, 36 minutes, 27 seconds and run in a Northwesterly direction for a distance of 1,145.96 feet to an iron pin found on the South right-of-way line of CSX Railroad; thence turn an angle to the right of 90 degrees, 23 minutes, 37 seconds and run in a Northeasterly direction along said South right-of-way line for a distance of 1,267.08 feet to a point; thence turn an angle to the right of 89 degrees, 50 minutes, 31 seconds and run in a Southeasterly direction along said South right-of-way line for a distance of 20.00 feet to a point on a curve to the right having a central angle of 69 degrees, 40 minutes, 56 seconds and a radius of 882.00 feet; thence run in a Northeasterly to Southeasterly direction along the arc of said curve and also along said South right-of-way line for a distance of 1,072.67 feet to a point; thence turn an angle from the tangent of last stated curve to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction for a distance of 20.00 feet to the West right-of-way line of CSX Railroad, said point being on a curve to the right having a central angle of 40 degrees, 30 minutes, 41 seconds and radius of 902.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along said West right-of-way line for a distance of 637.77 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along said West right-of-way line for a distance of 1395.06 feet to a point on a curve to the left having a central angle of 28 degrees, 06 minutes, 49 seconds and a radius of 1,548.49 feet; thence run in a Southeasterly direction along the arc of said curve and also along said West right-of-way line for a distance of 759.81 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along said West right-of-way line for a distance of 694.31 feet to the point of intersection of said West right-of-way line and the Northeast right-of-way line of Shelby County Highway # 439; thence turn an angle to the right of 74 degrees, 06 minutes, 24 seconds and run in a Southwesterly direction for a distance of 40.00 feet to point; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction for a distance of 278.73 feet to a point on a curve to the right having a central angle of 48 degrees, 46 minutes, 57 seconds and a radius of 281.87 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 239.99 feet to a point on a reverse curve to the left having a central angle of 33 degrees, 09 minutes, 58 seconds and a radius of 90.00 feet; thence run along the arc of said curve in a Northwesterly direction for a distance of 52.10 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 181.02 feet to a point on a curve to the left having a central angle of 17 degrees, 12 minutes, 17 seconds and a radius of 143.99 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 43.24 feet to a point; thence run tangent to last stated curve for a distance of 664.99 feet to a point; thence turn an angle to the left of 43 degrees, 43 minutes, 16 seconds and run in a Westerly direction for a distance of 14.39 feet to a point; thence turn an angle to the right of 44 degrees, 02 minutes, 03 seconds and run in a Northwesterly direction for a distance of 403.64 feet to a point on a curve to the left having a central angle of 02 degrees, 37 minutes, 59 seconds and a radius of 489.80 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 22.51 feet to a point of beginning; thence turn an angle to the right from the tangent of last stated curve of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction for a distance of 15.00 feet to a point on the Southwest right-of-way line of a prescriptive right-of-way for Shelby County Highway No. 439, said point being on a curve to the left having a central angle of 07 degrees, 01 minutes, 07 seconds and a radius of 504.80 feet; thence run in a Northwesterly direction along said Southwest right-of-way line and also along the arc of said curve for a distance of 61.48 feet to a point; thence turn an angle to the left from the tangent of last stated curve of 90 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction for a distance of 15.00 feet to a point on a curve to the right having a central angle of 07 degrees, 01 minutes, 07 seconds and a radius of 489.80 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 60.00 feet to the point of beginning.

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