


This document was prepared by:  
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**Attorney at Law**  
**P. O. Box 192**  
**Cleveland, TN 37364-0192**

✓ Send Tax Notices to:  
**James S. Hubbard**  
**612 Hillyer High Road**  
**Anniston, AL 36207**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

Tax I.D.: See Exhibit 'A'

Compartment 6046 – 259 acres, more or less

  
20020529000251430 Pg 1/5 152.50  
Shelby Cnty Judge of Probate, AL  
05/29/2002 10:18:00 FILED/CERTIFIED

### **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT: For and in consideration of ten dollars (\$10.00) and other good and valuable considerations paid to **BOWATER ALABAMA INC.** (formerly named Alliance Forest Products U.S. Corp. and formerly named U. S. Alliance Coosa Pines Corporation), a Delaware corporation (Grantor), the receipt and sufficiency whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto **JAMES S. HUBBARD**, (Grantee) his heirs, representatives and assigns, (subject to the reservations, exceptions and encumbrances hereinafter set forth), the following described parcel of real estate and improvements situated in Shelby County, Alabama, containing in all 259 acres, more or less, and more particularly described as:

See Exhibit 'A' attached hereto and hereby made a part of this Statutory Warranty Deed.

The general location and boundaries of the property conveyed by this Deed are as shown on Exhibit 'B' attached hereto and hereby made a part of this Statutory Warranty Deed.

Said parcels of real estate and improvements are conveyed, (a) subject to all easements, including any road or utility easements, public or private, whether or not of record; (b) subject to ad valorem taxes due October 1, 2002, which shall be apportioned as of the Closing Date and the net amount thereof shall be added to or deducted from, as the case may be, the Purchase Price, or ad valorem taxes (which will be paid by Grantee) for subsequent years later assessable because of any change in the use of such lands by Grantee or his heirs, representatives or assigns; (c) subject to all covenants, conditions, encroachments, reservations, restrictions, current zoning if any, and similar matters having effect on such land, whether of record or discoverable by an inspection or survey of such land; (d) subject to any coal, oil, gas, stone or minerals or mineral and mining rights owned by third parties which were reserved or conveyed in prior deeds by others; (e) subject to the reservation by Grantor of all oil, gas, coal and minerals owned by Grantor in, on or under the property together with the right to enter the property to remove any such oil, gas, coal or minerals; (f) subject to railroads and railroad right-of-way on or over the property owned by others, if any.

Grantee, for himself, his heirs, representatives and assigns, by its acceptance of this deed, hereby releases and will hold and save Grantor harmless from and against and will indemnify and at Grantor's option, defend, Grantor for any and all costs, expenses, clean up or remediation costs, damages, claims, and liabilities of any nature arising from, resulting from, or in any way connected with any and all past or future operations or activities in, on or under the parcel of real estate and improvements conveyed hereby.

TO HAVE AND TO HOLD the parcel of real estate conveyed hereby, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, his heirs, representatives and assigns forever.

**- BALANCE OF THIS PAGE IS INTENTIONLLY LEFT BLANK -**

IN WITNESS WHEREOF, BOWATER ALABAMA INC. has caused this conveyance to be signed in its corporate name by its duly authorized officer, on this the 13<sup>th</sup> day of May, 2002.

**BOWATER ALABAMA INC.**

By: William G. Harvey  
William G. Harvey  
Vice President and Treasurer  
Bowater Alabama Inc.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

I, Anita L. Culberson, a Notary Public in and for the State and County, hereby certify that William G. Harvey whose name as Vice President and Treasurer, Bowater Alabama Inc., a Delaware 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.

Witness my hand and official seal at office this 13<sup>th</sup> day of May, 2002.

Anita L. Culberson  
Notary Public  
My Commission Expires: 8/20/2009

ATTEST:

By: Harry F. Geair  
Assistant Secretary

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

I, Anita L. Culberson, a Notary Public in and for the State and County, hereby certify that Harry F. Geair whose name as Assistant Secretary of Bowater Alabama Inc., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, Harry F. Geair, as such Assistant Secretary, and with full authority, attested the same voluntarily for and as the act of said corporation.

Witness my hand and official seal at office this 13<sup>th</sup> day of May, 2002.

Anita L. Culberson  
Notary Public  
My Commission Expires: 8/20/2009

**EXHIBIT 'A'**  
**DEED TO HUBBARD**  
**SHELBY COUNTY, ALABAMA**

Compartment 6046 – 259 acres – Shelby County

Section 17, Township 21 South, Range 3 West  
That portion of the SW1/4 of NW1/4 lying West of County Road 260  
Tax Parcel:

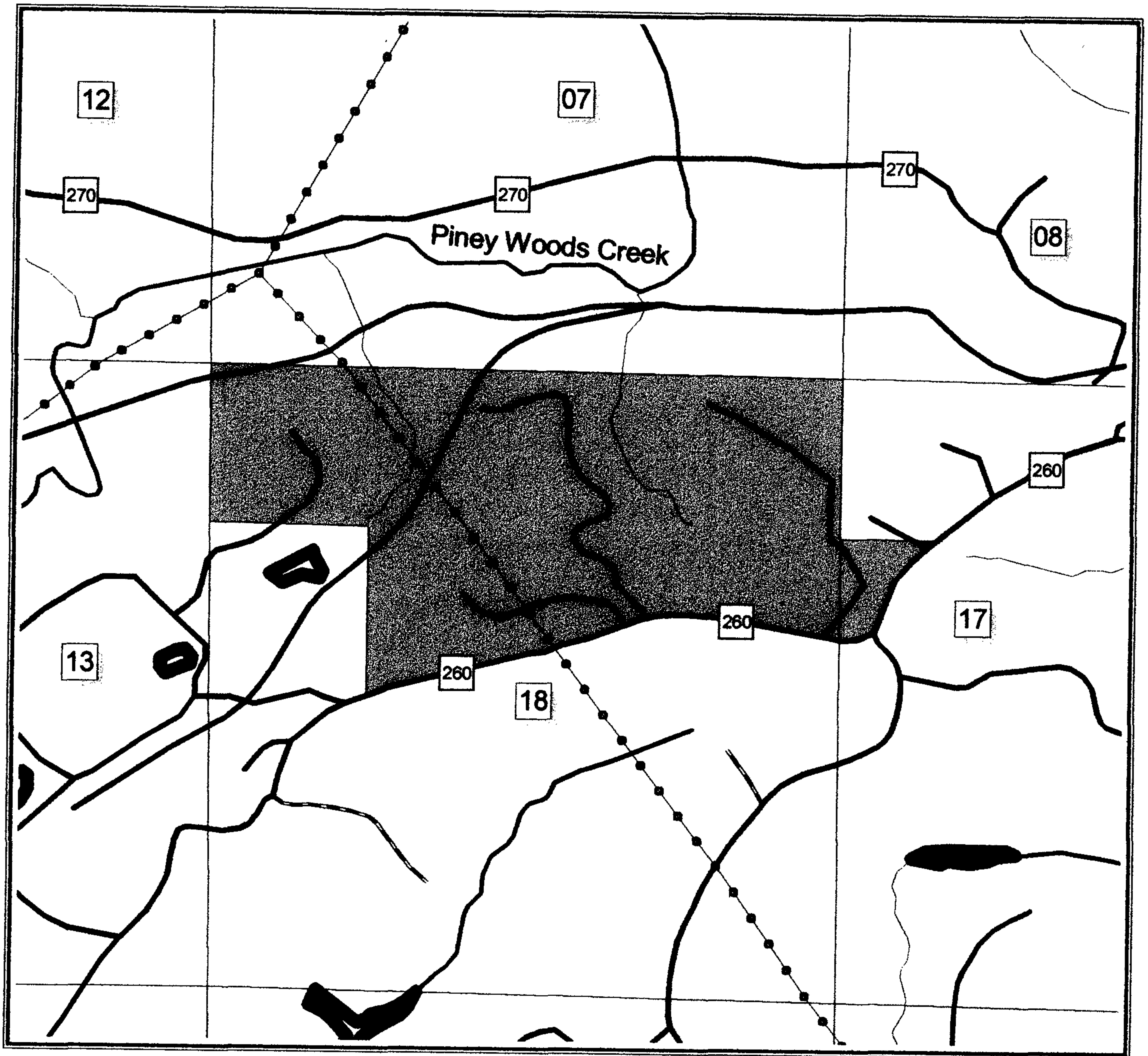
Section 18, Township 21 South, Range 3 West  
That portion of the NE1/4 lying North of County Road 260; that portion of the E1/2 of  
NW1/4 lying North of County Road 260; that portion of NE1/4 of SW1/4 lying North of  
County Road 260; NW1/4 of NW1/4  
Tax Parcel: 23410000001000

# Shelby County

## Compartment 6046

### Section 18, T21S, R3W

20020529000251430 Pg 5/5 152.50  
Shelby Cnty Judge of Probate, AL  
05/29/2002 10:18:00 FILED/CERTIFIED



0 0.25 0.5 0.75 1 Miles

259 Acres

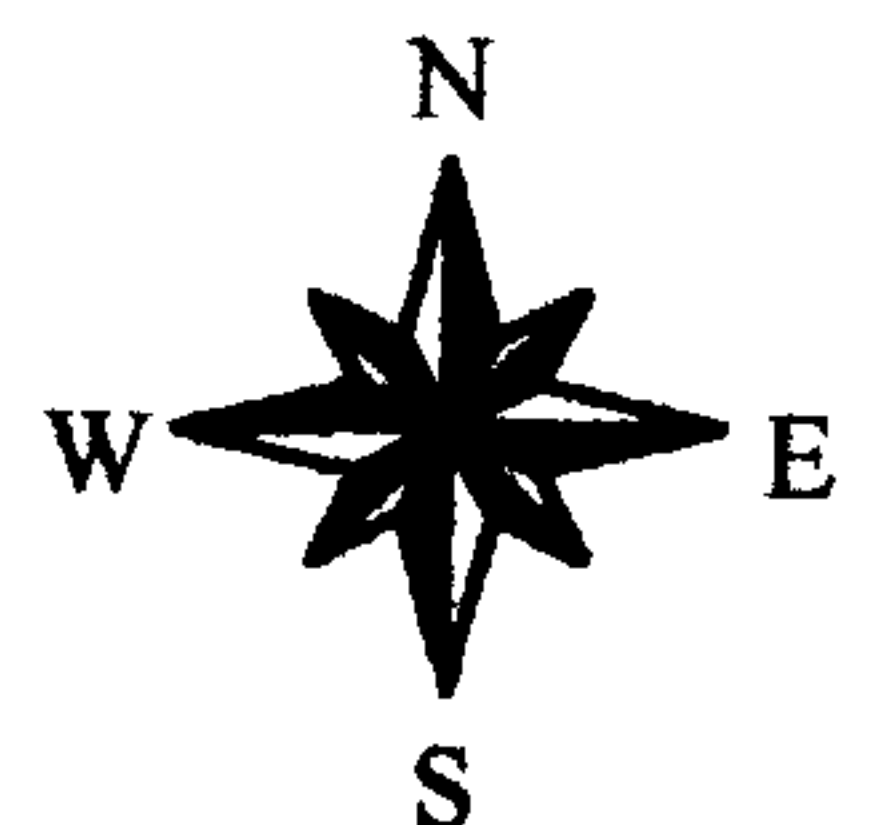


EXHIBIT 'B'

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