


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

Send Tax Notices to:
H. R. Little
867 Valley View Road
Indian Springs Village
Pelham, AL 35124


20020605000263370 Pg 1/3 22.00
Shelby Cnty Judge of Probate, AL
06/05/2002 08:30:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

Tax I.D.: 216234001024007

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 of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto the **H. R. LITTLE**, (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 2.25 acres, more or less, and more particularly described as:

See Schedule 'A' 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 Bowater 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 parcels of real estate and improvements conveyed hereby.

TO HAVE AND TO HOLD, the parcels 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.

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 31st 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 31st 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 31st day of May, 2002.

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


SCHEDULE A

SHELBY COUNTY, ALABAMA

A parcel of land described by its bounds as follows:

A lot known as Worthy Lot lying in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West and further described as follows:

Beginning at a point of the East line of the Columbiana to Joinertown Road right-of-way, where the East line of said road right-of-way crosses the North line of the old Shelby Iron Railroad right-of-way; thence easterly along the North line of said railroad right-of-way 7.50 chains; thence North 6° 30' West 6.47 chains to a point on the South line of the Southern Railroad right-of-way; thence westerly along the South line of the Southern Railroad right-of-way, 7.00 chains to the point of beginning, containing 2.25 acres, more or less.

✓ 
Initials