

\$96,500⁰⁰

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✓ Send Tax Notices to:
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20021028000531240 Pg 1/5 119.50
Shelby Cnty Judge of Probate, AL
10/28/2002 12:25:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

Tax Parcel I.D.: 2162 3400 1021 002
2162 3400 1021 000

Columbiana Industrial Site

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 **JAMES H. STRICKLAND, JR.**, (Grantee) his heirs, representatives and assigns, (subject to the reservations, exceptions and encumbrances hereinafter set forth), the following described parcels of real estate and improvements thereon situated in Shelby County, Alabama, more particularly described as follows:

Tract One containing 22.29 acres, more or less, located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

AND

Tract Two containing 7.66 acres, more or less, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ all in Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

BOTH TRACTS ONE AND TWO BEING MORE FULLY SHOWN AND DESCRIBED on a plat of survey for BOWATER, Project No. 01-659, dated July 23, 2001, made by Billy R. Martin, Registered Professional Land Surveyor No. 10559, which plat of survey is incorporated into this deed and description by reference thereto and to which plat of survey reference is hereby made for full, complete and accurate metes and bounds descriptions for both Tracts One and Two.

Full narrative descriptions for Tract One and Tract Two are set forth on Schedule A consisting of two pages, attached hereto and hereby made a part of this instrument.

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, 2003, 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 affect on such land, whether or not 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.

Grantee, for himself, his heirs, representatives and assigns, by his acceptance of this deed, accepts the property conveyed hereby "AS IS, WHERE IS" and hereby releases and will hold and save Grantor harmless from an against and will indemnify and at Grantor's option, defend, Grantor for or from 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 INTENTIONALLY 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 8th day of October, 2002.

ATTEST:

BOWATER ALABAMA INC.

By:

Harry E. Geair
Harry E. Geair
Assistant Secretary
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, Suzanne J. Sherman, 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 8th day of October, 2002.

Suzanne J. Sherman
Notary Public
My Commission Expires: 11-16-08

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, Suzanne J. Sherman, a Notary Public in and for the State and County, hereby certify that Harry E. 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 on this day that, being informed of the contents of the conveyance, he, 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 8th day of October, 2002.

Suzanne J. Sherman
Notary Public
My Commission Expires: 11-16-08

SCHEDULE A

Parcels of land described by its bounds as follows:

Parcel One:

For a point of beginning commence at a 1" open top pipe being the Northwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence S $87^{\circ}12'30''$ E along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 446.85 feet to a 1" open top pipe; thence S $05^{\circ}52'14''$ E a distance of 168.69 feet to a 1" open top pipe; thence S $07^{\circ}16'52''$ E a distance of 340.92 feet to a 1" open top pipe; thence S $05^{\circ}20'55''$ E a distance of 119.52 feet to a $\frac{5}{8}$ " capped rebar set; thence S $84^{\circ}11'08''$ E a distance of 350.26 feet to a bolt; thence N $05^{\circ}50'03''$ W a distance of 110.77 feet to a $\frac{5}{8}$ " capped rebar set; thence N $89^{\circ}58'08''$ E a distance of 201.98 feet to a 1" open top pipe; thence S $23^{\circ}59'17''$ E a distance of 103.70 feet to a 1-1/2" open top pipe on the North right-of-way of Industrial Parkway; thence S $44^{\circ}25'33''$ E across said right-of-way a distance of 186.64 feet to a 1" open top pipe; thence S $44^{\circ}22'54''$ E a distance of 21.35 feet to a $\frac{1}{2}$ " open top pipe; thence S $39^{\circ}57'11''$ E a distance of 213.22 feet to a 1" open top pipe on the North right-of-way of Norfolk-Southern Railroad; thence along said right-of-way with a curve turning to the right with an arc length of 523.58 feet, with a radius of 4024.05 feet, with a chord bearing of S $47^{\circ}35'08''$ W, with a chord length of 523.21 feet; thence leaving said right-of-way N $11^{\circ}37'58''$ W a distance of 644.61 feet to a 1-1/2" open top pipe on the South right-of-way of Industrial Parkway; thence N $07^{\circ}32'20''$ W across said right-of-way a distance of 30.50 feet to a point on the North right-of-way of Industrial Parkway; thence S $76^{\circ}04'27''$ W a distance of 173.29 feet to a point on said right-of-way; thence with a curve turning to the left with an arc length of 318.89 feet, with a radius of 341.13 feet, with a chord bearing of S $45^{\circ}29'40''$ W, with a chord length of 307.41 feet to a point on said right-of-way; thence S $18^{\circ}49'40''$ W a distance of 469.74 feet to a point on said right-of-way; thence S $15^{\circ}17'52''$ W a distance of 378.33 feet to a $\frac{5}{8}$ " capped rebar set; thence leaving said right-of-way N $35^{\circ}31'51''$ W a distance of 552.95 feet to a $\frac{5}{8}$ " slick rebar; thence N $03^{\circ}41'06''$ E a distance of 225.17 feet to a $\frac{5}{8}$ " slick rebar; thence S $79^{\circ}14'49''$ E a distance of 158.40 feet 1-1/4" capped iron; thence N $07^{\circ}36'16''$ E a distance of 279.37 feet 1-1/4" capped iron; thence N $89^{\circ}14'53''$ W a distance of 176.50 feet to a $\frac{5}{8}$ " slick rebar; thence N $04^{\circ}16'30''$ E a distance of 832.57 feet to the Point of Beginning. Said described property contains 22.29 acres, more or less, and lies in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23, T-21S, R-1W, Shelby County, Alabama.

Parcel Two:

Commencing at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence S $87^{\circ}12'30''$ E along the North boundary of said Quarter-Quarter a distance of 446.85 feet to a 1" open top pipe; thence S $87^{\circ}12'30''$ E along said Quarter-Quarter a distance of 1234.75 feet to a point; thence S $01^{\circ}19'42''$ W a distance of 775.79 feet to a $\frac{3}{4}$ " open top pipe, said point being the point of beginning of herein described parcel of land; thence S $01^{\circ}19'42''$ W a distance of 518.88 feet to a

1" open top pipe; thence N 87°47'25" W a distance of 151.03 feet to a 1" open top pipe; thence S 05°50'03" W a distance of 110.77 feet to a 6x6 concrete monument on the Northwesterly right-of-way of State Highway #25 (130' R/W); thence along said right-of-way with a curve turning to the left with an arc length of 579.49 feet, with a radius of 3051.83 feet, with a chord bearing of S 62°03'51" W, with a chord length of 578.62 feet to a R.R. spike; thence N 01°35'29" E leaving said right-of-way a distance of 97.75 feet to a 1" open top pipe; thence S 64°58'11" W a distance of 204.30 feet to a 1" open top pipe; thence S 17°16'18" E a distance of 119.01 feet to a 1" open top pipe on said right-of-way of Highway #25; thence along said right-of-way with a curve turning to the left with an arc length of 127.84 feet, with a radius of 1337.26 feet, with a chord bearing of S 53°04'41" W, with a chord length of 127.79 feet to a 1" open top pipe; thence S 81°28'44" W leaving said right-of-way a distance of 173.96 feet to a 1" open top pipe; thence N 05°27'50" W a distance of 199.42 feet to a 1" open top pipe on the Southerly right-of-way of Norfolk Southern Railroad (100' R/W); thence along said right-of-way with a curve turning to the left with an arc length of 1152.08 feet, with a radius of 3332.59 feet, with a chord bearing of N 53°04'23" E, with a chord length of 1146.36 feet to a 1" open top pipe on said right-of-way; thence N 44°38'50" E along said right-of-way a distance of 297.78 feet to the Point of Beginning. Said described property contains 7.66 acres, more or less, and lies in the SW ¼ of SE ¼, SE ¼ of SE ¼ and the NE ¼ of SE ¼ all in Section 23, T-21S, R-1W, Shelby County, Alabama.