



✓ This instrument prepared by:

Name: Norman W. Lipscomb
Address: P. O. Box 48999
Tuscaloosa, AL 35404-8999
Source of Title: Deed

Book: Page:
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\$50,000

QQ	Q	SEC	T	R

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **GULF STATES PAPER CORPORATION**, a Delaware corporation, to **WESTERVELT REALTY, INC.**, an Alabama corporation, the receipt of which is hereby acknowledged, the undersigned GRANTOR, **WESTERVELT REALTY, INC.**, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said **GULF STATES PAPER CORPORATION** surface rights only in and to the following described tracts or parcels of land lying and being in Shelby County, Alabama and more particularly bounded and described as follows:

SURFACE RIGHTS ONLY IN AND TO:

210-50 (W25, 21D)

All that part of the NW ¼ of the SE ¼ lying north and east of Big Creek; and all that part of the SE ¼ of the NW ¼ lying north of Big Creek; all that part of the W ½ of the SE ¼ of the NE ¼ lying south of County Road #26; that part of the W ½ of the NE ¼ lying north and east of Big Creek and south and west of County Road #26; and that part of the NE ¼ of the SE ¼ lying north of Big Creek, Section 19, Township 21 South, Range 1 West, Shelby Co., Alabama.

210-55 (W9, 23E1-E2)

A part of the N ½ of the NW ¼ and the NW ¼ of the NE ¼ of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama, said Parcel being more particularly described as follows:

As a point of beginning start at the NW corner of the NW ¼ of the NE ¼ and run East along the North Boundary of said Forty for a distance of 330 feet more or less to an iron pipe; thence run South along the East Boundary of the West ¼ of the NW ¼ of the NE ¼ for a distance of 1030 feet more or less to a concrete monument; thence run West for a

distance of 123 feet more or less to a capped rebar; thence run South to a County Road; thence meander Northwesterly, Southwesterly, and Southeasterly along said County Road to its intersection with the North Margin of Alabama Highway No 70; thence run along the North Margin of Alabama Highway No. 70 to a rebar on the West Boundary of the E $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence run North and along the West Boundary of the E $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ for a distance of 823.21 feet to its NW corner; thence run East along the North Boundary of the E $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ to the point of beginning.

Less and except 0.5 acres for the Town of Columbiana Water Tank.

210-63 (W25, 25A)

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27, Township 21 South, Range 1 East, Shelby County, Alabama.

210-66 (W25, 29A)

All that part of Fraction C south and west of the abandoned railroad and south and east of County Road 71, Section 23, Township 22 South, Range 1 East, Shelby County, Alabama.

210-68 (W16, 30D1)

All that part of the NE $\frac{1}{4}$ of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama lying South or East of Shelby County Road No. 405 less and except the following described parcel:

To find the point of beginning start at the SE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and run North $87^{\circ}0'$ West and along the South boundary of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ for a distance of 965.73 ft. to the point of beginning; thence run North $27^{\circ}10'$ East for a distance of 122.34 ft. to a point; thence run North $2^{\circ}39'$ East for a distance of 179.92 ft. to a point; thence run North $87^{\circ}21'$ West for a distance of 897.9 ft. to a point; thence run South $2^{\circ}39'$ West for a distance of 290.98 ft. to a point on the South boundary of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence run South $87^{\circ}34'$ East and along the South boundary of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for a distance of 485.2 ft. to its SE corner; thence run South $87^{\circ}0'$ East and along the South boundary of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ for a distance of 361.95 ft. to the point of beginning. Said parcel containing 99.6 acres more or less.

210-76 (W25, 33A)

All of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ South of the Old L&N Railroad; the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ South of the Old L&N Railroad, Section 13, Township 22 South, Range 1 West; four acres in the NW corner of Fraction C of Section 24, Township 22 South, Range 1 West described as follows:

Begin at the NW corner of said Fraction C, thence East along the North line of said Fraction C 422.9 feet, thence South with a deflection angle of $102^{\circ}12'$ a distance of 368 feet to a point, thence West with a deflection angle of $86^{\circ}30'$ a distance of 150 feet to a point, thence South with a deflection angle of $74^{\circ}36'$ to a point on the West line of said Fraction C, thence North along the West line of said Fraction C to the point of beginning; All of Fraction D of Section 24, Township 22 South, Range 1 West, South of the L&N Railroad except one acre in the NW corner described as follows:

Begin at a point where the South boundary of the L&N Railroad intersects the West Boundary of the Section being 170.0 feet South of the NW corner of said Section 24, thence Easterly along the South Boundary of said Railroad 210 feet, thence South along a line parallel to the West line of Section 24, 219.7 feet, thence along a line parallel to the North line of said Section 210 feet to a point on the West line of said Section, thence Northerly 196 feet along the West line of said Section to the point of beginning; less and except one-half acre along the East side of Fraction D described as follows:

Begin at a point on the East line of Fraction D a distance of 345 feet North of the SE corner of said Fraction, thence Westerly along a barb wire fence parallel to the South line of Fraction D a distance of 86.3 feet to a creek, thence North along a creek with a deflection angle of 112 degrees a distance of 217.6 feet to the East line of Fraction D, thence South along the East line of Fraction D a distance of 201 feet to the point of beginning.

210-89 (W16, 43A)

That part of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, west of a good gravel road. Also, that part of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28 west of Duck Branch, all in Township 24 North, Range 15 East, Shelby Co., Alabama.

210-113 (W24, 64A)

The E $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ north of County Road No. 450, Section 33, Township 19 South, Range 1 East, Shelby County, Alabama.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT to any encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas and minerals, and mineral and mining rights that it may own.

TO HAVE AND TO HOLD, the aforementioned premises to the said GULF STATES PAPER CORPORATION, its successors and assigns forever.

IN WITNESS WHEREOF, the said WESTERVELT REALTY, INC. has hereunto set its signature by Charles F. Huguen, its Executive Vice President, who is duly authorized on this the 31st day of December, 2002.

ATTEST

By: [Signature]
Its: Chairman of the Board

WESTERVELT REALTY, INC.
By: [Signature]
Its: Executive Vice President

STATE OF ALABAMA)

TUSCALOOSA COUNTY)

I, Rhonda Lancaster, a Notary Public in and for said county, in said state, hereby certify that Charles F. Huguen, whose name as Executive Vice President, of GULF STATES PAPER CORPORATION, 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 with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 31st day of December, 2002.

Rhonda P Lancaster
Notary Public

My commission expires:

3/4/06

Ad Valorem Tax Notice regarding the subject real estate should be delivered to:
Gulf States Paper Corporation
P. O. Box 48999
Tuscaloosa, AL 35404-8999