

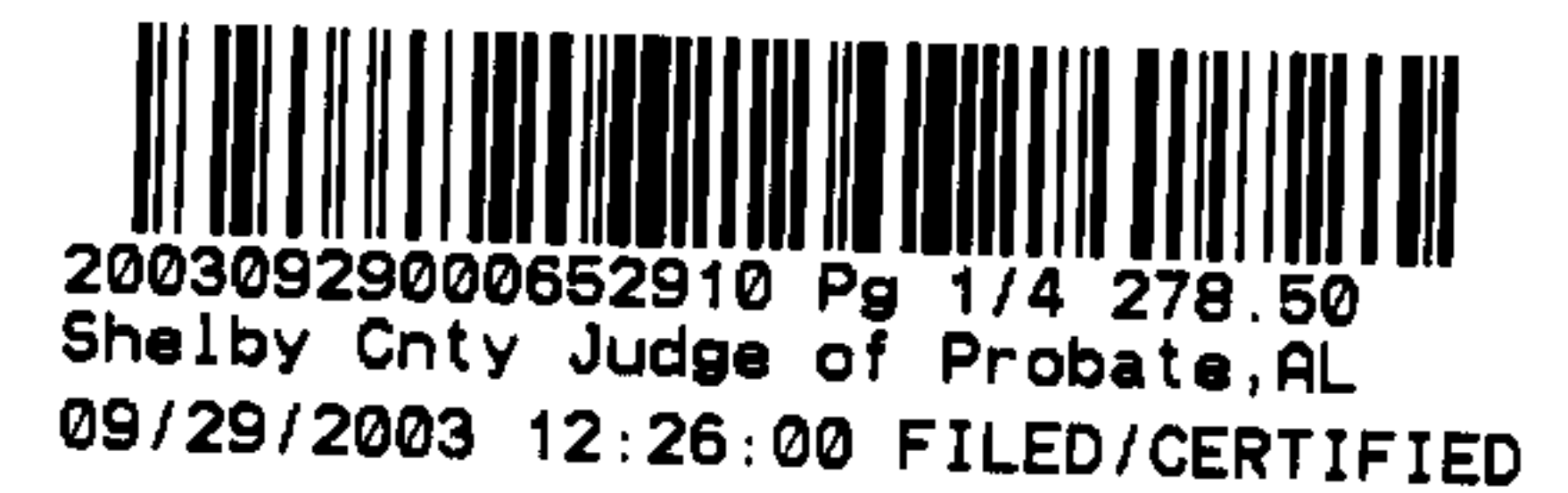
This document was prepared by:
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Attorney at Law
P. O. Box 192
Cleveland, TN 37364-0192

Send Tax Notices to:
David Gilmer and
Linda Gilmer
122 Chestnut Drive
Alabaster, AL 35007

Value
\$258,414.75

STATE OF ALABAMA)
SHELBY COUNTY)

Tax I.D.:



Shelby County Nursery Site (Part)

CORPORATE FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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 **DAVID GILMER and LINDA GILMER as Joint Tenants with Right of Survivorship**, (Grantees), (subject to the reservations, exceptions and encumbrances hereinafter set forth), the following described two parcels of real estate and improvements situated in Shelby County, Alabama, containing in all 65.01 acres, more or less, and more particularly described as follows:

PARCEL NO. 1: Commence at a 2 ½" open top pipe in place being the Southwest corner of Section 12, Township 20 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 01° 00' 11" East along a fence and along the West boundary of said section for a distance of 1326.12 feet to a 2 ½" open top pipe in place accepted as the Northwest corner of the Southwest one-fourth of the Southwest one-fourth of said Section 12; thence proceed South 89° 47' 15" East along a fence and along the North boundary of said quarter-quarter section for a distance of 1325.10 feet to a 2 ½" open top pipe in place accepted as the Northwest corner of the Southeast one-fourth of the Southwest one-fourth of said section; thence proceed South 88° 52' 08" East along a fence and along the North boundary of the Southeast one-fourth of the Southwest one-fourth for a distance of 1375.25 feet to a creosote fence post; thence proceed South 01° 42' 05" West along a fence for a distance of 284.71 feet to a ½" rebar in place; thence proceed South 79° 19' 38" West along a fence for a distance of 480.86 feet to a ½" rebar in place; thence proceed South 01° 31' 34" West along a fence for a distance of 425.46 feet to a ½" rebar in place, said point being located on the Northerly right-of-way of Alabama Highway No. 76; thence proceed South 73° 36' 55" West along the Northerly right-of-way of said highway for a distance of 2326.38 feet (set 1/2" rebar) to a point on the West boundary of Section 13; thence proceed North 00° 20' 08" East along a fence and along the West boundary of said Section 13 for a distance of 161.34 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southwest one-fourth and the Southeast one-fourth of the Southwest one-fourth of Section 12 and the Northwest one-fourth of the Northwest one-fourth of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama, and contains 62.38 acres.

And also:

PARCEL NO. 2: Commence at a 2 ½" open top pipe in place being the Southwest corner of Section 12, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North 01° 00' 11" East along a fence and along the West boundary of said section for a distance of 1326.12 feet to a 2 ½" open top pipe in place accepted as the Northwest corner of the Southwest one-fourth of the Southwest one-fourth of said Section 12; thence proceed South 89° 47' 15" East along a fence and along the North boundary of said quarter-quarter section for a distance of 1325.10 feet to a 2 ½" open top pipe in place accepted as the Northwest corner of the Southeast one-fourth of the Southwest one-fourth of said section; thence proceed South 88° 52' 08" East along a fence and along the North boundary of the Southeast one-fourth of the Southwest one-fourth for a distance of 1375.25 feet to a creosote fence post; thence proceed South 01° 56' 31" West along a fence for a distance 782.79 feet to a ½" capped rebar in place being located on the Southerly right-of-way of Alabama Highway No. 76; thence proceed Southwesterly along the Southerly right-of-way of said highway for a chord bearing and distance of South 78° 04' 28" West, 356.64 feet to a ½" capped rebar in place, said point being the point of beginning. From this beginning point proceed South 01° 42' 03" West for a distance of 302.39 feet to a chain link fence post; thence proceed North 88° 35' 19" West for a distance of 488.73 feet to a ½" capped rebar in place; thence proceed North 00° 44' 47" East for a distance of 154.70 feet (set 1/2" rebar) to a point on the Southerly right-of-way of said highway; thence proceed North 74° 48' 53" East along the Southerly right-of-way of said highway for a distance of 516.22 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southwest one-fourth of Section 12, Township 20 South, Range 2 East, Shelby County, Alabama, and contains 2.63 acres.

Parcel No. 1 and Parcel No. 2 descriptions are according to survey dated June 25, 2003 by R. Edward Gilliland, Ala. Reg. No. 15919, Ray and Gilliland, P. C. Ala. Board Cert. No. CA-0114-LS.

Said parcel 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, 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 Grantees) for subsequent years later assessable because of any change in the use of such lands by Grantees or their 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 municipal assessments and fire dues, if any.

Grantees, for themselves, their heirs, representatives and assigns, by its acceptance of this deed, accepts the property conveyed "AS IS" and 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 to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are now free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

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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 9th day of September, 2003.

BOWATER ALABAMA INC.

20030929000652910 Pg 4/4 278.50
Shelby Cnty Judge of Probate, AL
09/29/2003 12:26:00 FILED/CERTIFIED

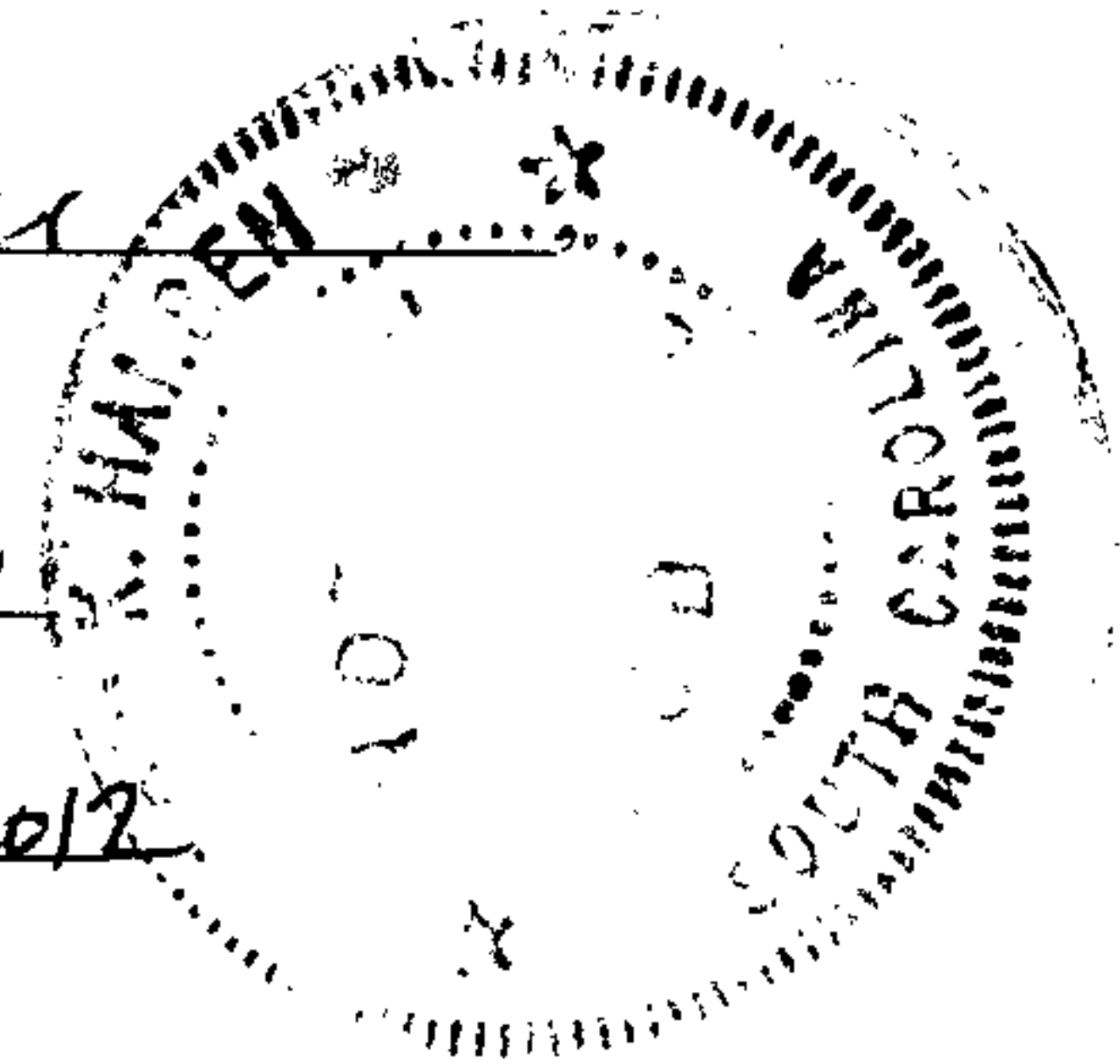
By: W.G. Harvey
William G. Harvey
Vice President and Treasurer
Bowater Alabama Inc.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, Lori K. Hansen, 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 9th day of September, 2003.

Lori K. Hansen
Notary Public
My Commission Expires: 3/26/2012



CORPORATE SEAL:

