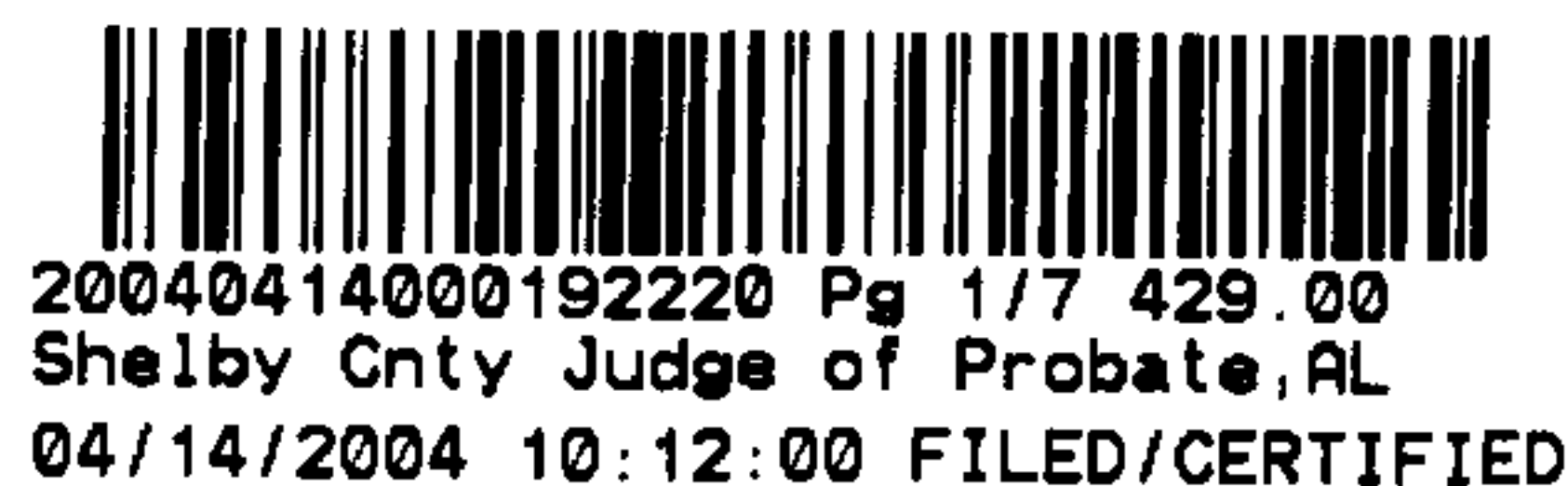


This document was prepared by:
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Attorney at Law
P. O. Box 192
Cleveland, TN 37364-0192

Send Tax Notices to:
Mafus R. Bird and
James W. Bird
2214 3rd Avenue, North
Birmingham, AL 35203

STATE OF ALABAMA)
SHELBY COUNTY)

Tax I.D.:



Shelby County Nursery 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 **MAFUS R. BIRD and JAMES W. BIRD**, (Grantees), (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 160.00 acres, more or less, and more particularly described as follows:

See Schedule A consisting of four pages attached hereto and hereby made a part of this Warranty Deed.

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, 2004, 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 their acceptance of this deed, accept 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.

Purchase price
\$ 400,000.00

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 GRANTEES, their heirs, representatives and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs, representatives 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, representatives 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 23rd day of February, 2004.

BOWATER ALABAMA INC.

By: [Signature]
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 23rd day of February, 2004.

[Signature]
Notary Public
My Commission Expires: 3/26/2012

ATTEST:

[Signature]
By: William A. McCormick
Title: Assistant Secretary

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 A. McCormick 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 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 23rd day of February, 2004.

[Signature]
Notary Public
My Commission Expires: 3/26/2012

SCHEDULE A

All of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 South Range 2 East, Shelby County, Alabama. Also, all of the NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama.

LESS AND EXCEPT:

Parcel 1:

All that parcel of land more particularly described as follows: Commence at a 2 $\frac{1}{2}$ inch open top pipe in place accepted as the Southwest corner of Section 12, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North 01 deg. 00 min. 11 sec. East along the West boundary of said $\frac{1}{4}$ Section for a distance of 1,326.12 feet to a 2 $\frac{1}{2}$ inch open top pipe in place accepted as the Northwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 East; thence proceed South 89 deg. 47 min. 15 sec. East along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1,325.10 feet to a 2 $\frac{1}{2}$ inch open top pipe in place accepted as the Northwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said section; thence proceed South 88 deg. 52 min. 08 sec. East along the North boundary of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 1,375.25 feet to a 6 inch creosote post in place; thence proceed South 01 deg. 42 min. 05 sec. West along the accepted East boundary of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 284.71 feet (set $\frac{1}{2}$ inch rebar), said point being the point of beginning for the herein described exception; from this beginning point continue South 01 deg. 42 min. 05 sec. West along a fence for a distance of 414.96 feet (set $\frac{1}{2}$ inch rebar) to a point on the Northerly right of way of Alabama Highway # 76; thence Southwesterly along the Northerly right of way of said highway for a chord bearing and distance of South 78 deg. 04 min. 28 sec. West, 481.95 feet (set $\frac{1}{2}$ inch rebar); thence proceed North 01 deg. 31 min. 34 sec. East along a fence for a distance of 425.46 feet (set $\frac{1}{2}$ inch rebar); thence proceed North 79 deg. 19 min. 38 sec. East along a fence for a distance of 480.86 feet to the point of beginning.

Parcel 2:

Commence at a 2 ½ inch pipe in place, accepted as the southwest corner of Section 12, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North 01 deg. 00 min. 11 sec. East along the west boundary of said section for a distance of 1,326.12 feet to a 2 ½ inch pipe in place accepted as the northwest corner of the SW ¼ of the SW ¼ of said section; thence proceed South 89 deg. 47 min. 15 sec. East along the north boundary of said ¼ - ¼ section for a distance of 1,325.10 feet to a 2 ½ inch pipe in place accepted as the northeast corner of said ¼ - ¼ section; thence proceed South 88 deg. 52 min. 08 sec. East along the north boundary of the SE ¼ of the SW ¼ of said section for a distance of 1,375.25 feet to a 6 inch creosote fence post in place accepted as the northeast corner of said ¼ - ¼ section; thence proceed South 01 deg. 56 min. 31 sec. West along the East boundary of said ¼ - ¼ section for a distance of 782.79 feet (set ½" rebar) to a point located on the south boundary of Alabama Highway # 76, said point being the point of beginning of the parcel being excepted; from said point of beginning continue South 01 deg. 56 min. 31 sec. West along the East boundary of said SE ¼ of the SW ¼ of Section 12 and along the East boundary of the NE ¼ of the NW ¼ of Section 13 for a distance of 771.02 feet (set ½" rebar); thence proceed North 87 deg. 58 min. 11 sec. West for a distance of 825.80 feet (set ½ rebar); thence proceed North 00 deg. 44 min. 47 sec. East for a distance of 377.43 feet (set ½" rebar) to a point on an existing fence; thence proceed South 88 deg. 35 min. 19 sec. East along said fence for a distance of 488.73 feet to a chain link fence post; thence proceed North 01 deg. 42 min. 03 sec. East along said fence for a distance of 302.39 feet (set ½ inch rebar) to a point located on the south boundary of said Alabama Highway # 76; thence proceed North 78 deg. 04 min. 28 sec. East along the south boundary of said Alabama Highway # 76 for a distance of 356.64 feet to the point of beginning of the excepted parcel; being situated in the SE ¼ of the SW ¼ of Section 12, Township 20 South, Range 2 East and the NE ¼ of the NW ¼ of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama.

Parcel 3:

Commence at a 2 ½ inch 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 of the parcel being excepted herein; from this beginning point proceed

North 01 deg. 00 min. 11 sec. East along a fence and along the west boundary of said section for a distance of 1,326.12 feet to a 2 ½ inch open top pipe in place accepted as the northwest corner of the Southwest ¼ of the Southwest ¼ of said Section 12; thence proceed South 89 deg. 47 min. 15 sec. East along a fence and along the North boundary of said ¼ - ¼ section for a distance of 1,325.10 feet to a 2 ½ inch open top pipe in place accepted as the northwest corner of the Southeast ¼ of the Southwest ¼ of said section; thence proceed South 88 deg. 52 min. 08 sec. East along a fence and along the North boundary of the Southeast ¼ of the Southwest ¼ for a distance of 1,375.25 feet to a creosote fence post; thence proceed South 01 deg. 42 min. 05 sec. West along a fence for a distance of 284.71 feet to a ½ inch rebar in place; thence proceed South 79 deg. 19 min. 38 sec. West along a fence for a distance of 480.86 feet to a ½ inch rebar in place; thence proceed South 01 deg. 31 min. 34 sec. West along a fence for a distance of 425.46 feet to a ½ inch rebar in place, said point being located on the Northerly right of way of Alabama Highway No. 76; thence proceed South 73 deg. 36 min. 55 sec. West along the northerly right of way of said highway for a distance of 2,326.38 feet (set ½ inch rebar) to a point on the west boundary of Section 13; thence proceed North 00 deg. 20 min. 08 sec. 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 of the excepted parcel; being situated in the SW ¼ of the SW ¼ and the SE ¼ of the SW ¼ of Section 12 and the NW ¼ of the NW ¼ of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama.

Parcel 4:

Commence at a 2 ½ inch 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 deg. 00 min. 11 sec. East along a fence and along the west boundary of said section for a distance of 1,326.12 feet to a 2 ½ inch open top pipe in place accepted as the northwest corner of the Southwest ¼ of the Southwest ¼ of said Section 12; thence proceed South 89 deg. 47 min. 15 sec. East along a fence and along the North boundary of said ¼ - ¼ section for a distance of 1,325.10 feet to a 2 ½ inch open top pipe in place

accepted as the northwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said section; thence proceed South 88 deg. 52 min. 08 sec. East along a fence and along the North boundary of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 1,375.25 feet to a creosote fence post; thence proceed South 01 deg. 56 min. 31 sec. West along a fence for a distance of 782.79 feet to a $\frac{1}{2}$ inch 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 deg. 04 min. 28 sec. West, 356.64 feet to a $\frac{1}{2}$ inch capped rebar in place, said point being the point of beginning of the parcel being excepted; from this beginning point proceed South 01 deg. 42 min. 03 sec. West for a distance of 302.39 feet to a chain link fence post; thence proceed North 88 deg. 35 min. 19 sec. West for a distance of 488.73 feet to a $\frac{1}{2}$ inch capped rebar in place; thence proceed North 00 deg. 44 min. 47 sec. East for a distance of 154.70 feet (set $\frac{1}{2}$ inch rebar) to a point on the southerly right of way of said highway; thence proceed North 74 deg. 48 min. 53 sec. East along the southerly right of way of said highway for a distance of 516.22 feet to the point of beginning of the parcel herein excepted; being situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 East, Shelby County, Alabama.