

SHELBY COUNTY
STATE OF ALABAMA

Send tax notice to:
Charles S. Givianpour
4018 St. Charles Drive
Birmingham, Alabama 35242

consideration:
\$4,650,000.00

SPECIAL (STATUTORY) WARRANTY DEED

R.E. No. GETC GC25 (AS 1129, 1132, 1133, 1134, 1135, 1220, 1118 & 1119)

THIS INDENTURE, made this 17th day of December, 2004, between **GREAT EASTERN TIMBER COMPANY, LLC**, a Delaware limited liability company, having a usual place of business c/o Hancock Forest Management, Inc., 3891 Klein Road, Harpersville, Alabama 35078 (Grantor), and **CHARLES S. GIVIANPOUR**, a married man, having an address at 2016 St. Charles Drive, Birmingham, Alabama 35242 (Grantee).

WITNESSETH, that the Grantor, for the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, to it paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following land and the standing timber thereon (Premises), situated in the County of Shelby, and State of Alabama, being more particularly described as follows; to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND
BY THIS REFERENCE MADE A PART HEREOF)

The Premises described hereunder are hereby conveyed "as is," by the tract and not by the acre, the acreage not being guaranteed by the Grantor, and are also conveyed subject to the rights of any tenants or lessees, any persons in possession; all outstanding mineral rights or reservations, oil, gas or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights of way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said Premises; any matters which could be disclosed by an accurate, current survey or inspection of said Premises; and subject to any claims and rights in and to that portion of the Premises more particularly described on the attached Exhibit "B" held by Janice Collier Greene and Robert Mansfield Greene and their respective heirs, successors and assigns.

TO HAVE AND TO HOLD the above-described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, his heirs and assigns, forever.

DOCSBHM\1221378\1\

EXHIBIT "A"

Legal Description

Township 19 South, Range 1 East, Shelby County, Alabama

- Section 13: The West One-half of the Northeast Quarter (W1/2 of NE1/4);
The Northwest Quarter (NW1/4);
The North One-half of the Southwest Quarter (N1/2 of SW1/4);
The Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4);
The East One-half of the Northeast Quarter (E1/2 of NE1/4).
- Section 14: All of Section EXCEPT the Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4).
- Section 15: The Northeast Quarter of the Southeast Quarter (NE1/4 of SE1/4), LESS 5 acres on the North side of said 1/4-1/4;
The Northwest Quarter of the Southeast Quarter (NW1/4 of SE1/4);
The Southeast Quarter of the Southeast Quarter (SE1/4 of SE1/4);
The South One-half of the Northeast Quarter (S1/2 of NE1/4), lying East of Shelby County Highway # 55, LESS AND EXCEPT the following 2 parcels of land as follows:
(i) Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of said Section 15; thence run North 88 degrees West for 903 feet to the POINT OF BEGINNING; thence South 2 degrees West for 200 feet to a point; thence North 88 degrees West for 435 feet to a point; thence North 2 degrees East for 200 feet to a point; thence South 88 degrees East for 435 feet to the POINT OF BEGINNING;
(ii) Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter (SW1/4 of NE1/4) of said Section 15; thence South 88 degrees East for 11.64 chains (768.24 feet) to a point on the centerline of Shelby County Highway No. 55, which is the POINT OF BEGINNING of this excepted parcel; from the point of beginning, thence South 25 degrees West along the centerline of said highway for 9.98 chains (658.68 feet); thence South 88 degrees East for 9.65 chains (636.9 feet); thence South 48 degrees East for 6.16 chains (406.56 feet); thence North 58 degrees East for 7.11 chains (469.26 feet); thence North 2 degrees East for 5.97 chains (394.02 feet); thence North 88 degrees West for 6.59 chains (434.94 feet); thence North 2 degrees East for 3.03 chains (199.98 feet); thence North 88 degrees West for 9.46 chains (624.36 feet) back to the POINT OF BEGINNING of excepted parcel.

Section 22: The South One-half of the Northeast Quarter (S1/2 of NE1/4);

The South One-half of the North One-half of the Northeast Quarter (S1/2 of N1/2 of NE1/4);

The Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4).

Section 23: The North 30 acres of the Southwest Quarter of the Northeast Quarter (SW1/4 of NE1/4);

The North One-half of the Northeast Quarter (N1/2 of NE1/4);

The Northwest Quarter (NW1/4) EXCEPT 2 1/2 acres in the Southeast corner of the Southeast Quarter of the Northwest Quarter (SE1/4 of NW1/4);

A parcel of land being 50 feet wide East and West and 600 feet long North and South, situated on the West side and all being North of Highway No. 91 (now Shelby County Highway 280), and on the West side of the East One-half of the Northeast Quarter of the Southwest Quarter (E1/2 of NE1/4 of SW1/4) of Section 23, described as follows: Commence at the Northwest corner of the Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4) of Section 23, run East along the forty line 660 feet to the POINT OF BEGINNING; thence South to the Highway right of way a distance of 600 feet; thence Northeast along the said highway right of way 50 feet; thence North 600 feet to the forty line; thence West 50 feet to the POINT OF BEGINNING.

Township 18 South, Range 2 East, Shelby County, Alabama

Section 32: The Southwest Quarter (SW1/4);

The South One-half of the Northwest Quarter (S1/2 of NW1/4);

The Northeast Quarter (NE1/4) LESS 10 acres in the Northwest Quarter (NW1/4) thereof.

Being a portion of the premises conveyed to Grantor, by deed, dated February 10, 2000, recorded in the Probate Office of Shelby County, Alabama as Instrument Number 2000-04450, as corrected in Instrument Number 2001-27341.

Section 22: The South One-half of the Northeast Quarter (S1/2 of NE1/4);

The South One-half of the North One-half of the Northeast Quarter (S1/2 of N1/2 of NE1/4);

The Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4).

Section 23: The North 30 acres of the Southwest Quarter of the Northeast Quarter (SW1/4 of NE1/4);

The North One-half of the Northeast Quarter (N1/2 of NE1/4);

The Northwest Quarter (NW1/4) EXCEPT 2 1/2 acres in the Southeast corner of the Southeast Quarter of the Northwest Quarter (SE1/4 of NW1/4);

A parcel of land being 50 feet wide East and West and 600 feet long North and South, situated on the West side and all being North of Highway No. 91 (now Shelby County Highway 280), and on the West side of the East One-half of the Northeast Quarter of the Southwest Quarter (E1/2 of NE1/4 of SW1/4) of Section 23, described as follows: Commence at the Northwest corner of the Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4) of Section 23, run East along the forty line 660 feet to the POINT OF BEGINNING; thence South to the Highway right of way a distance of 600 feet; thence Northeast along the said highway right of way 50 feet; thence North 600 feet to the forty line; thence West 50 feet to the POINT OF BEGINNING.

Township 18 South, Range 2 East, Shelby County, Alabama

Section 32: The Southwest Quarter (SW1/4);

The South One-half of the Northwest Quarter (S1/2 of NW1/4);

The Northeast Quarter (NE1/4) LESS 10 acres in the Northwest Quarter (NW1/4) thereof.

Being a portion of the premises conveyed to Grantor, by deed, dated February 10, 2000, recorded in the Probate Office of Shelby County, Alabama as Instrument Number 2000-04450, as corrected in Instrument Number 2001-27341.

EXHIBIT "B"

Township 19 South, Range 1 East, Shelby County, Alabama

Section 23: A parcel of land being 50 feet wide East and West and 600 feet long North and South, situated on the West side and all being North of Highway No. 91 (now Shelby County Highway 280), and on the West side of the East One-half of the Northeast Quarter of the Southwest Quarter (E1/2 of NE1/4 of SW1/4) of Section 23, described as follows: Commence at the Northwest corner of the Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4) of Section 23, run East along the forty line 660 feet to the POINT OF BEGINNING; thence South to the Highway right of way a distance of 600 feet; thence Northeast along the said highway right of way 50 feet; thence North 600 feet to the forty line; thence West 50 feet to the POINT OF BEGINNING.

\$2,350,500.00 of the purchase price recited above was paid by two mortgage loans closed simultaneously with delivery of this deed.