

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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SE ¼	SE ¼	22	T20S	R1W

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00) and other good and valuable consideration in hand paid by **ALABAMA POWER COMPANY** to **GULF STATES PAPER CORPORATION**, a Delaware corporation, the receipt of which is hereby acknowledged, the undersigned GRANTOR, **GULF STATES PAPER CORPORATION**, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said **ALABAMA POWER COMPANY**, surface rights only in and to the following described tracts or parcels of 2005 lying and being in Shelby County, Alabama, and more particularly bounded and described as follows:

SURFACE RIGHTS ONLY IN AND TO:

Lot 1 of Longleaf Subdivision as recorded in the Office of the Judge of Probate in Shelby County, Alabama in Map Book 36, Page 2, on October 25, 2005. Said lot located in a portion of the Southwest 1/4 of Section 22, Township 20 South, Range 01 West of Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of Section 22, marked by a found railroad rail painted yellow; thence North 54°47'18" East a distance of 1565.93 feet to a set 1 1/2 inch capped pipe, this point will also be the Point of Beginning of the hereinafter described lot; thence South 82°09'06" East a distance of 399.88 feet to a set 5/8 inch rebar; thence continuing along the same bearing a distance of 555.01 feet to a point on the south right-of-way of Shelby County Road 69, marked by a set 1 1/2 inch capped pipe; thence North 54°50'56" West a distance of 191.08 feet along said south road right-of-way to a set 5/8 inch rebar; thence North 53°45'43" West a distance of 163.68 feet along said south road right-of-way to a set 5/8 inch rebar; thence North 52°22'02" West a distance of 114.25 feet along said south road right-of-way to a set 5/8 inch rebar; thence North 51°04'40" West a distance of 127.64 feet along said south road right-of-way to a set 5/8 inch rebar; thence North 50°01'54" West a distance of 510.79 feet along said south road right-of-way to a set 1 1/2 inch capped pipe; thence South 07°50'55" West a distance of 559.69 feet to the point of beginning. Said lot containing 5.88 acres more or less. All bearings based on the Alabama State Plane West Zone Grid.

Lot contains a portion of an existing 100 foot wide Alabama Power Company transmission line right-of-way.

Situated, lying, and being in 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, possession by other parties, 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 **ALABAMA POWER COMPANY**, its successors and assigns forever. The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its executors and administrators, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the said **GULF STATES PAPER CORPORATION** has hereunto set its signature by James J. King, Jr., its Vice President, who is duly authorized on this the 1st day of December, 2005.

ATTEST:

By:

Elizabeth Shaw

Its: Secretary

GULF STATES PAPER CORPORATION

By:

James J. King, Jr.

Its:

Vice President

Shelby County, AL 12/06/2005
State of Alabama

Deed Tax: \$10.00

STATE OF ALABAMA)

TUSCALOOSA COUNTY)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that James J. King, Jr., whose name as 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 1st day of December, 2005.

Rhonda P. Lancaster
Notary Public

My commission expires: 3/4/06

Ad Valorem Tax Notice regarding the subject real estate should be delivered to:
Alabama Power Company
P.O. Box 2641
Birmingham, Alabama 35291-0030