



20060302000097890 1/2 \$15.00
 Shelby Cnty Judge of Probate, AL
 03/02/2006 08:20:24AM FILED/CERT

This instrument prepared by:
 Gulf States Paper Corporation
 P. O. Box 48999
 Tuscaloosa, AL 35404-8999
 Source of Title: Deed Book Page

QQ	Q	SEC	T	R
	SE 1/4	30	20S	1E

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **BETHEL WATER SYSTEM, AN ALABAMA NON-PROFIT CORPORATION** 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 **BETHEL WATER SYSTEM, AN ALABAMA NON-PROFIT 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:

A parcel of land situated in the Southeast Quarter of Section 30, Township 20 South, Range 1 East Shelby County, Alabama Being more particularly described as follows:

xl Commence at the Southeast Corner of said Section 30, and run North 00 degrees 26 minutes 21 seconds ^{WEST} along the East line of said Section 30 for a distance of 2667.35 feet to the Northeast Corner of the Southeast Quarter of said section 30; thence leaving said East line run South 89 degrees 33 minutes 39 seconds West for a distance of 222.23 feet to a point on the Western-most right of way of Shelby County Highway #49 (80' R.O.W.), and the POINT OF BEGINNING of the property herein described; thence run North 04 degrees 42 minutes 56 seconds West along said right of way for a distance of 52.08 feet; thence leaving said right of way run South 77 degrees 17 minutes 17 seconds West for a distance of 223.84 feet; thence run South 12 degrees 42 minutes 43 seconds East for a distance of 208.20 feet to a point on the edge of an existing dirt and gravel road (unnamed); thence run North 77 degrees 17 minutes 17 seconds East along the Northern-most line of said dirt road for a distance of 194.60 feet to a point on the Western-most right of said Highway #49; thence run North 04 degrees 42 minutes 56 seconds West along said right of way for a distance of 158.16 feet to the POINT OF BEGINNING. Said parcel contains 43,560 square feet or 1.00 acres more or less.

Also conveyed is a 60' nonexclusive ROW easement lying and adjacent to the south boundary of the property herein conveyed, extending from CR 49 and ending at the SW corner of the property conveyed.

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.



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TO HAVE AND TO HOLD, the aforementioned premises to the said **BETHEL WATER SYSTEM, AN ALABAMA NON-PROFIT CORPORATION**, 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 2nd day of February, 2006.

ATTEST:
By: Elizabeth Shaw
Its: Secretary

GULF STATES PAPER CORPORATION
By: James J. King, Jr.
Its: Vice President

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 2nd day of February 2006.

Rhonda P Lancaster
Notary Public

My commission expires:

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 4, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

Ad Valorem Tax Notice regarding the subject real estate should be delivered to:
Bethel Water System, Inc.
P.O. Box 28
Wilsonville, Alabama 35186