

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

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100 000 FAR

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration in hand paid by **GULF STATES PAPER CORPORATION**, a Delaware corporation, to **WESTERVELT REALTY, INC.**, an Alabama corporation, the receipt of which is hereby acknowledged, the undersigned GRANTOR, **WESTERVELT REALTY, INC.**, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said **GULF STATES PAPER 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:

Parcel One

A parcel of land located in the South Half of the Southwest Quarter of Section 36, Township 19 South, Range 1 East and in Section 1, Township 20 South, Range 1 East, Huntsville Meridian, in Shelby County, Alabama, containing One Hundred Fourteen and One Tenths (114.1) Acres, more or less, and being more particularly described as follows:

Start at a 2" Iron Pipe Found accepted to mark the Southeast corner of said Section 1, Township 20 South, Range 1 East and run South 89 degrees 28 minutes 37 seconds West (Assumed) and along the Southern Boundary of said Section 1 for a distance of 3342.46 feet to the POINT OF BEGINNING; thence continue South 89 degrees 28 minutes 37 seconds West and along said South Boundary for a distance of 703.23 feet to a point, said point lying 120 feet West of the centerline of Yellowleaf Creek; thence run along a line 120' West of and parallel to the meandering centerline of said Yellowleaf Creek to a point, said point lying North 2 degrees 27 minutes East and a chord distance of 1768 feet from the aforementioned point; thence run in a Southerly direction to a point lying 90' North of the centerline of said Yellowleaf Creek; thence run along a line 90' North of and parallel to the meandering centerline of said Yellowleaf Creek, to a point, said point lying North 35 degrees 01 minutes West and a chord distance of 1231 feet from the aforementioned point; thence run North 1 degree 16 minutes 34 seconds East for a distance of 948.15 feet to an iron pin set; thence run North 30 degrees 55 minutes 05 seconds East for a distance of 478.72 feet to an iron



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pin set; thence run North 7 degrees 56 minutes 26 seconds West for a distance of 702.35 feet to an iron pin set; thence run North 0 degrees 53 minutes 54 seconds West for a distance of 628.88 feet to an iron pin set; thence run South 89 degrees 44 minutes 01 seconds East for a distance of 505.73 feet to an iron pin set; thence run South 5 degrees 56 minutes 43 seconds East for a distance of 1308.44 feet to an iron pin set; thence run South 11 degrees 47 minutes 53 seconds West for a distance of 669.28 feet to an iron pin set; thence run South 28 degrees 23 minutes 08 seconds East for a distance of 809.45 feet to an iron pin set; thence run South 56 degrees 28 minutes 53 seconds East for a distance of 249.90 feet to an iron pin set; thence run North 58 degrees 22 minutes 59 seconds East for a distance of 554.16 feet to an iron pin set; thence run South 63 degrees 23 minutes 15 seconds East for a distance of 659.67 feet to an iron pin set; thence run South 2 degrees 05 minutes 11 seconds West for a distance of 1790.68 feet to an iron pin set; thence run South 65 degrees 02 minutes 48 seconds West for a distance of 501.27 feet to an iron pin set; thence run South 38 degrees 30 minutes 58 seconds West for a distance of 552.00 feet to an iron pin set; thence run South 35 degrees 01 minutes 05 seconds West for a distance of 212.44 feet to the POINT OF BEGINNING.

Less and Except any and all easements, more specifically an outfall easement for the Enviro-Systems Sewage Treatment Plant as shown on the attached Conservation Easement Survey.

Parcel Two

A parcel of land located in South half of the Southeast quarter of Section 1, Township 20 South, Range 1 East, Huntsville Meridian, in Shelby County, Alabama, containing Twenty-three and Nine Tenths (23.9) Acres, more or less, and being more particularly described as follows:

As a POINT OF BEBINNING, Start at a 2" Iron Pipe Found accepted to mark the Southeast corner of said Section 1, Township 20 South, Range 1 East and run South 89 degrees 28 minutes 37 seconds West (Assumed) and along the Southern Boundary of said Section 1 for a distance of 1352.16 feet to a point; thence run North 7 degrees 08 minutes 54 seconds East for a distance of 880.56 feet to an iron pin set; thence run North 22 degrees 00 minutes 20 seconds East for a distance of 223.24 feet to an iron pin set; thence run South 85 degrees 41 minutes 28 seconds East for a distance of 153.15 feet to an iron pin set; thence run South 57 degrees 26 minutes 19 seconds East for a distance of 535.05 feet to an iron pin set; thence run North 89 degrees 26 minutes 32 seconds East for a distance of 255.05 feet to an iron pin set; thence run South 2 degrees 18 minutes 55 seconds East for a distance of 297.95 feet to an iron pin set; thence run South 80 degrees 03 minutes 24 seconds East for a distance of 293.53 feet to a point on the Eastern Boundary of said Section 1; thence run South 0 degrees 07 minutes 57 seconds West and along the East Boundary of said Section 1 for a distance of 422.96 feet to the POINT OF BEGINNING.

Less and Except any and all easements, more specifically a 100' Alabama Power Company Easement as shown on the attached Conservation Easement Survey.

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.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors or assigns forever. The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, 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 **WESTERVELT REALTY, INC.** has hereunto set its signature by James J. King, Jr., its Vice President, who is duly authorized on this the 8th day of August, 2006.

ATTEST:

By: Elizabeth Shaw
Its: Secretary

WESTERVELT REALTY, INC.

By: James J. King, Jr.
Its: Vice President

STATE OF ALABAMA)

TUSCALOOSA COUNTY)

Shelby County, AL 09/06/2006
State of Alabama

Deed Tax: \$180.00

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 **WESTERVELT REALTY, INC.**, 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 8th day of August, 2006.

Rhonda P. Lancaster
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 14, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS