



20120803000284630 1/5 \$324.00
 Shelby Cnty Judge of Probate, AL
 08/03/2012 03:44:08 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

M. Beth O'Neill, Esq.
 Maynard, Cooper & Gale, P.C.
 1901 Sixth Avenue North
 2400 Regions/Harbert Plaza
 Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Carmeuse Lime & Stone, Inc.
 Attn: General Counsel
 11 Stanwix Street, 11th Floor
 Pittsburgh, PA 15222

STATE OF ALABAMA)
 COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Thousand and No/100 Dollars (\$300,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, **DOUGLAS WAYNE EPPERSON** and **THERESA L. EPPERSON**, husband and wife (collectively, the "Grantors"), do hereby grant, bargain, sell and convey unto **CARMEUSE LIME & STONE, INC.**, a Delaware corporation (the "Grantee"), that certain real property lying and being situated in Shelby County, Alabama, as more particularly described on Exhibit A, attached hereto (the "Property").

It is expressly understood and agreed that this conveyance is made subject to the following:

1. Taxes or assessments for 2012 and subsequent years that are not yet due and payable.
2. Less and except any part of subject property lying within the right of way of a public road.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 130, Page 218 and Deed Book 138, Page 352 in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of Way to Shelby County, Alabama as recorded in Deed Book 156, Page 545 in said Probate Office.
5. Right of Way to State of Alabama Highway Dept. as recorded in Deed Book 160, Page 343 in said Probate Office.
6. Right of Way as recorded in Deed Book 334, Page 895 in said Probate Office.
7. Transmission Line Permit(s) to Alabama Power Company recorded in Deed Book 130, Page 217 in said Probate Office.
8. Right of Way to Alabama Power Company recorded in Inst. No. 20061212000600660 in said Probate Office.
9. Right of Way to Shelby County as set forth in Lis Pendens Book 2, Page 171 in said Probate Office.

As a primary consideration to Grantee to consummate the purchase of the Property, Grantors, for themselves and their present and former heirs and assigns (collectively, "Grantor Parties"), hereby fully settle, release from, and covenant not to sue Grantee, or any of its present or former agents, officers, owners, representatives, employees, insurers, predecessors, successors or assigns (collectively, "Grantee Parties") for, any and all claims or damages, compensatory or punitive, known or unknown, that Grantor Parties now have or might in the future have against Grantee Parties, including, without limitation, claims for property damage, personal injury (including death, disability and emotional distress), or other losses, sustained by Grantor Parties, relating in any way to (a) the Property, (b) Grantors' ownership, use, enjoyment and occupancy of the Property, (c) Grantee's mining, quarrying or other actions affecting the Property, and (d) any other action or inaction of Grantee Parties.

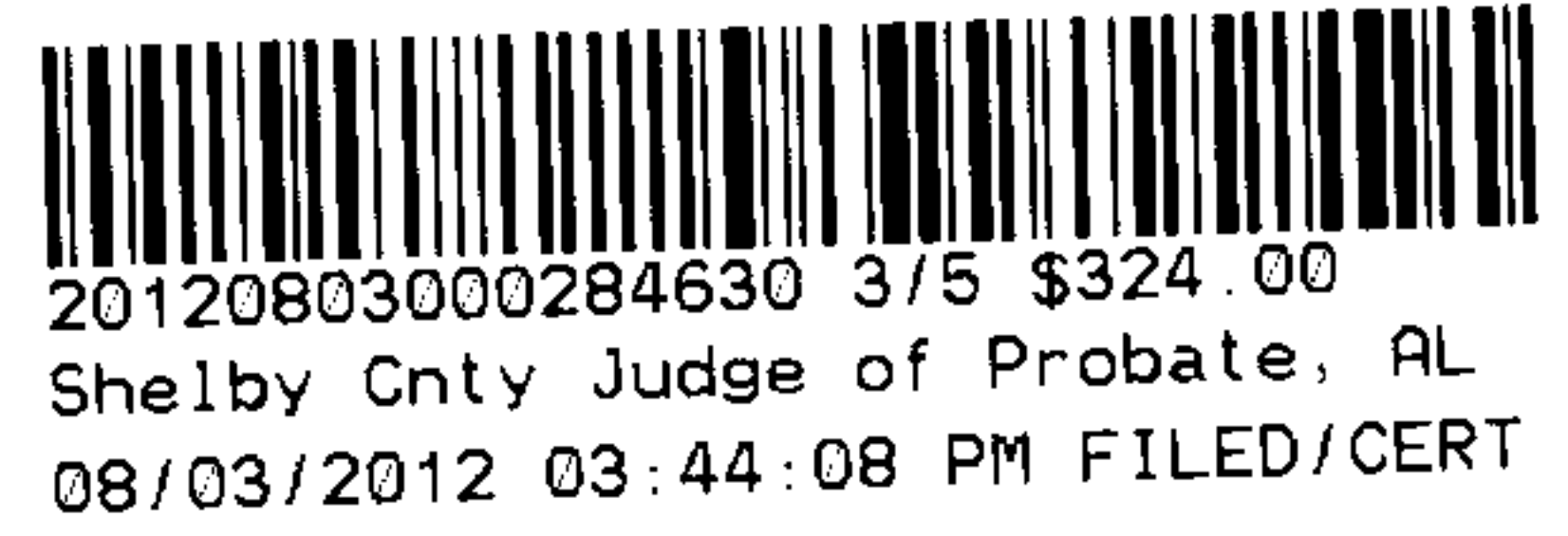
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever.

And we do for ourselves and for our heirs, executors, administrators, and assigns covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seals on this the 30th day of July, 2012.


DOUGLAS WAYNE EPPERSON


THERESA L. EPPERSON



STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Douglas Wayne Epperson and Theresa L. Epperson, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of July, 2012.

Mary Beth Orner
Notary Public
My Commission Expires: 7/26/13
[SEAL]

EXHIBIT A

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[Legal Description]

All that part lying south of the Columbiana-Saginaw Highway of the following lands:

The Southeast quarter of the Northwest quarter (SE 1/4 of NW 1/4), and tract of land in the Southwest quarter of the Northwest quarter (SW 1/4 of NW 1/4) of Section 16, Township 21 South, Range 2 West, said tract of land being described as follows: "Beginning at a point 110 yards West of the Southeast corner of said SW 1/4 of NW 1/4, running thence East 110 yards to the said Southeast corner; run thence North, along the East line of said forty, 440 yards to the South boundary of the Columbiana-Saginaw Highway; thence run West along the South boundary of said Highway 66 yards; thence run in a Southwesterly direction to said point of beginning."

LESS AND EXCEPT THE FOLLOWING:

A tract of land being situated in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 2 West of the Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows:

Commencing at a 5/8" rebar at the SE corner of the SE 1/4 of the NW 1/4 of said Section 16; thence along the South line of said 1/4-1/4 N 86°17'23" W for a distance of 341.62 feet to a 5/8" capped rebar set (CA-627-LS) and the Point of Beginning; thence continue along said South line N 87°12'37" W for a distance of 592.96 feet to a fence corner and a 5/8" capped rebar set (CA-627-LS); thence continue N 87°28'16" W for a distance of 716.15 feet to a fence corner and a 5/8" capped rebar set (CA-627-LS); thence leaving said South 1/4-1/4 line N 04°11'12" E for a distance of 534.29 feet to the South right-of-way line of Saginaw Cut Road (80' right-of-way) and a 5/8" capped rebar set (CA-627-LS); thence along said right-of-way the following four calls; S 82°02'39" E for a distance of 359.92 feet to a 5/8" capped rebar set (CA-627-LS); thence S 82°07'21" E for a distance of 569.01 feet to a 5/8" capped rebar set (CA-627-LS); thence S 82°04'43" E for a distance of 225.01 feet to a concrete right-of-way marker; thence S 81°47'48" E for a distance of 66.01 feet to a 5/8" capped rebar set (CA-627-LS); thence leaving said South right-of-way line S 08°05'19" E for a distance of 429.36 feet to the Point of Beginning of said described tract, situated in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 2 West of the Huntsville Meridian, Shelby County, Alabama.

Real Estate Sales Validation Questionnaire

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Douglas Wayne Epperson
Mailing Address Theresa L. Epperson
1794 Highway 26
Alabaster, AL 35007

Grantee's Name Carmeuse Lime & Stone, Inc.
Mailing Address 11 Stanwix Street, 11th Floor
Pittsburgh, PA 15222

Property Address 1794 Highway 26
Alabaster, AL 35007

Date of Sale July 31, 2012
Total Purchase Price \$ 300,000.00
or
Current Assessor's MV \$ _____

Documentary Evidence provided:

☐ Closing Statement

☐ Bill of Sale

☐ Sells Contract

☒ Other

Deed

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.

☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.

☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.

☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 7-31-2012

Print M. Beth O'Neill, Attorney

Sign M. Beth O'Neill

(Owner / Agent) circle one



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