

This document prepared by:

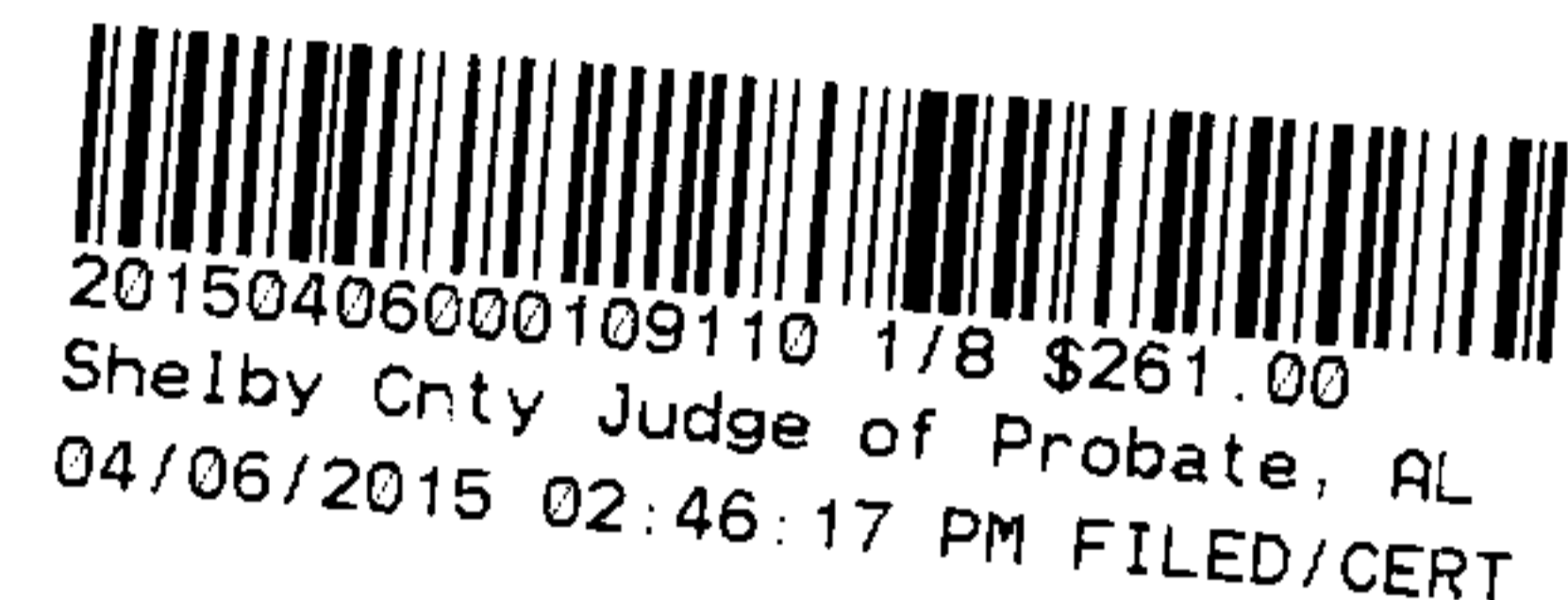
Susan Bird
Sutherland Asbill & Brennan LLP
999 Peachtree Street NE
Atlanta, GA 30309-3996

Shelby County, AL 04/06/2015
State of Alabama
Deed Tax: \$226.00

When recorded return to:

Shelby Investments, LLC
2464 Glasscott Point
Hoover, Alabama 35226

STATE OF ALABAMA §
 §
COUNTY OF SHELBY §



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, **CAHABA TIMBERLANDS, LLC**, a Delaware limited liability company, and having an office and address of 31 Inverness Center Parkway, Suite 360, Birmingham, AL 35242, (“Grantor”), for and in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) cash in hand paid by **SHELBY INVESTMENTS, LLC**, a Georgia limited liability company, having an office and address of 2464 Glasscott Point, Hoover, Alabama 35226 (“Grantee”), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, does by these presents, grant, bargain, sell and convey unto Grantee, the real property situated, lying and being in the County of Shelby and State of Alabama, as described on **EXHIBIT A** and depicted on the map labeled **EXHIBIT B** attached hereto and made a part hereof for all purposes, and (i) any improvements thereon, and (ii) all timber growing thereon, and (iii) all roads, bridges and other infrastructure improvements thereon (to the extent owned by Grantor), and (iv) all minerals that may be owned by Grantor, including sand, clay or gravel of any kind or nature, and (v) any other privileges, easements, covenants and other rights appertaining thereto (collectively, the “Property”).


Without expanding by implication the limited warranty set forth herein, this conveyance and the warranty of title set forth herein are made subject to the matters set forth on **EXHIBIT C** attached hereto, to the extent, and only to the extent, that the same may still be in force and effect and applicable to the Property, said exhibit being incorporated herein by reference for all purposes (the “Permitted Exceptions”).

TO HAVE AND TO HOLD the Property, together with the privileges and appurtenances thereunto properly belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to Warrant and Forever Defend, all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or to claim the same, or any part thereof, by, through and under Grantor, but not otherwise, and subject to the matters set forth herein.

The conveyance of any minerals conveyed to Grantee herein is hereby made by Grantor purely by quitclaim and accepted by Grantee without any warranty by Grantor, either express or implied, without recourse against Grantor.

BALANCE OF PAGE INTENTIONALLY LEFT BLANK

[SIGNATURE PAGE FOLLOWS]


20150406000109110 2/8 \$261.00
Shelby Cnty Judge of Probate, AL
04/06/2015 02:46:17 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on this the 16
day of March, 2015

CAHABA TIMBERLANDS, LLC, a
Delaware limited liability company

By: [Signature]
Print Name: Anthony Cascio
Title: VICE PRESIDENT

STATE OF ALABAMA)
) ss
COUNTY OF SHELBY)

I, Stephanie Coffee, a Notary Public in and for the State and County aforesaid, hereby certify that Anthony Cascio, whose name as VICE PRESIDENT of CAHABA TIMBERLANDS, LLC, a Delaware limited liability company, is signed to the foregoing Deed and who is known to me or has produced sufficient identification to me, acknowledged before me on this day that being informed of the contents of the foregoing Deed, he/she, as such Officer and with full authority, did execute the same voluntarily for and as the act of said company.

Given under my hand and official seal on this 16 day of March, 2015.



[Signature]
Notary Public

My commission expires: 06-28-2016

[Notary Seal]

20150406000109110 3/8 \$261.00
Shelby Cnty Judge of Probate, AL
04/06/2015 02:46:17 PM FILED/CERT

Exhibit A

Legal Description of Property

Shelby County, Alabama

That property lying in Shelby County, Alabama, and being more particularly described as follows:

The North Half of the Southwest Quarter of Section 24, Township 21 South, Range 5 West of the Huntsville Meridian.

The Property is shown in the attached map labeled **Exhibit B**.

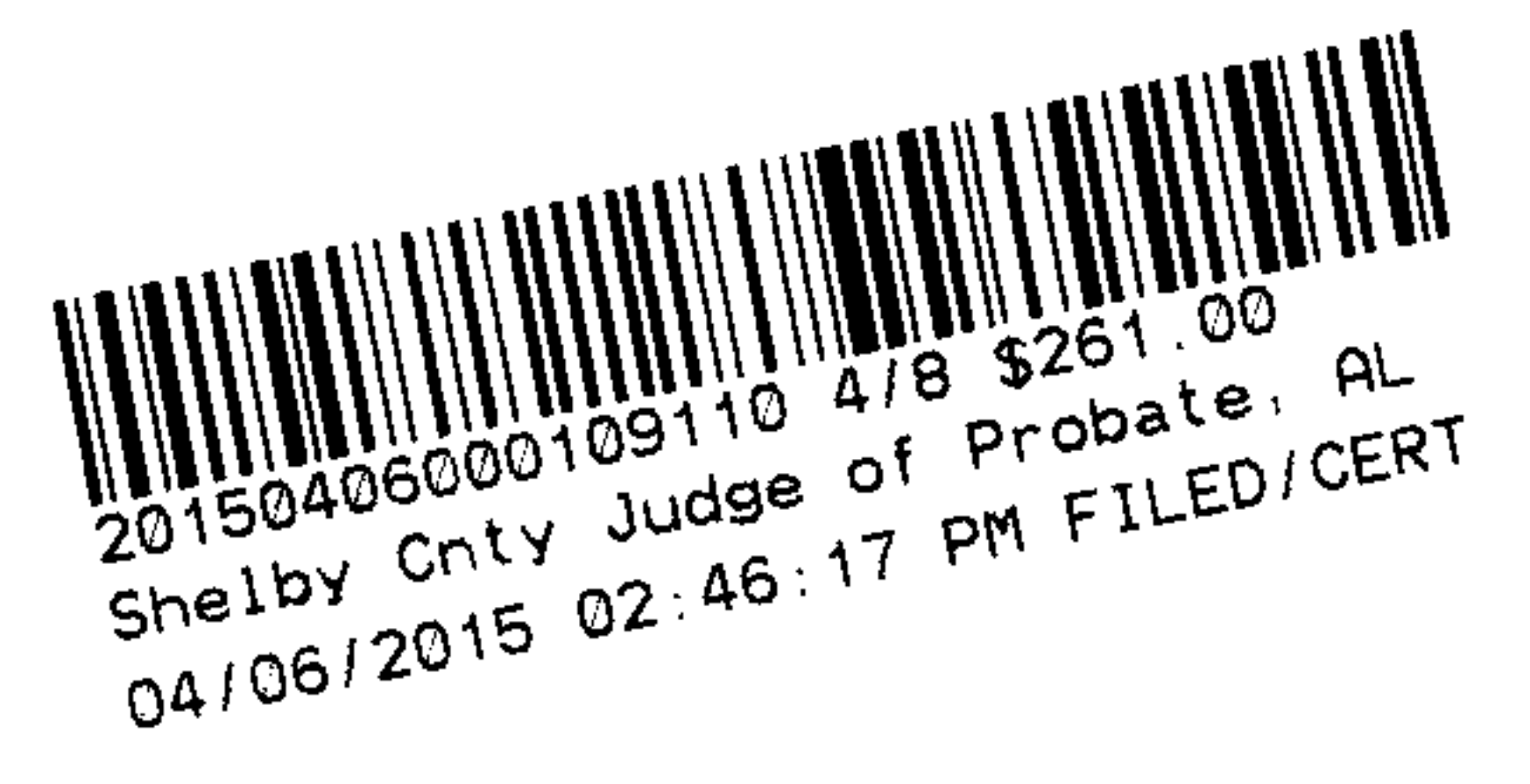

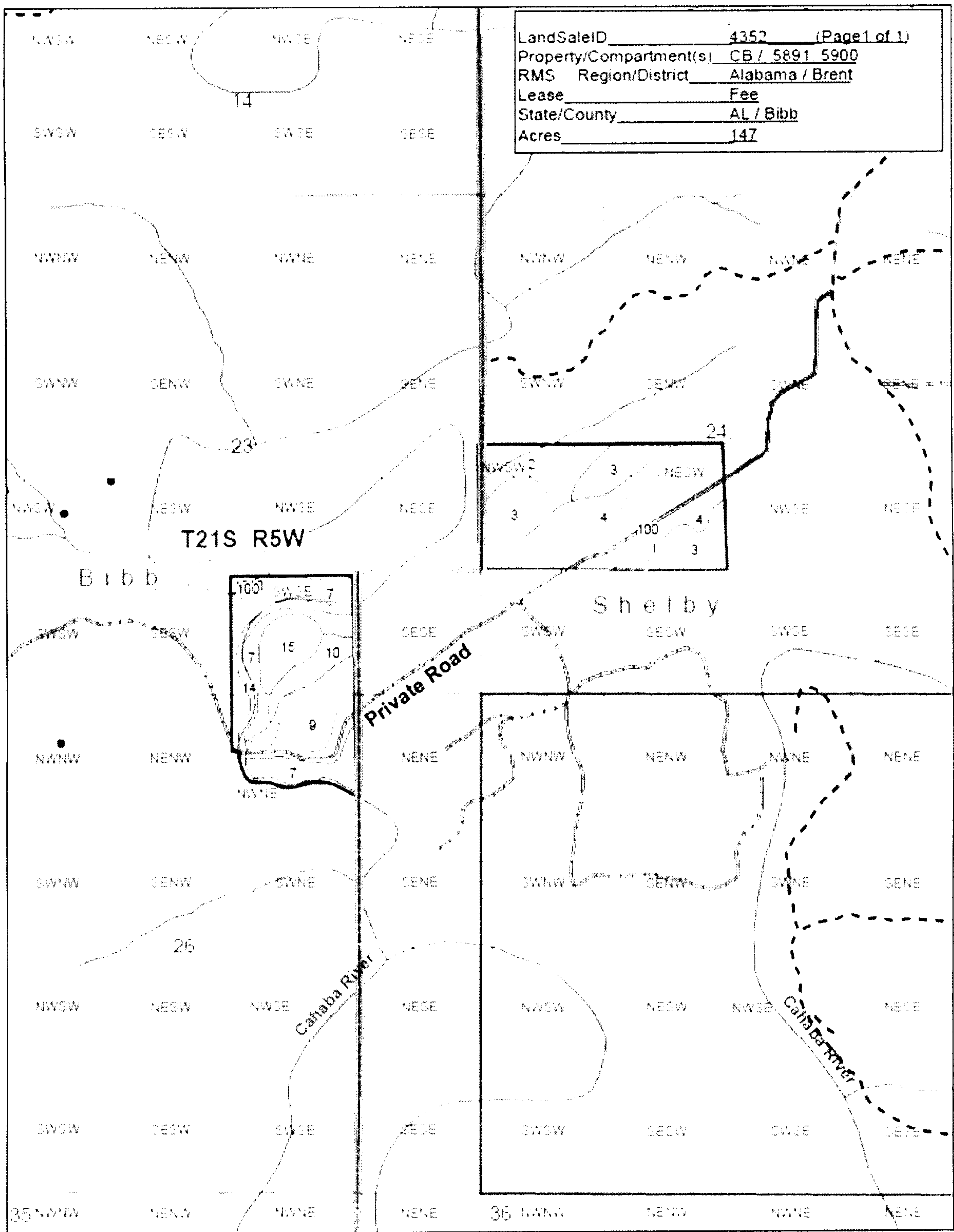


EXHIBIT B

Map of the Property

(see attachment)


20150406000109110 5/8 \$261.00
Shelby Cnty Judge of Probate, AL
04/06/2015 02:46:17 PM FILED/CERT



LandSaleID 4352 (Page 1 of 1)
 Property/Compartment(s) CB / 5891 5900
 RMS Region/District Alabama / Brent
 Lease Fee
 State/County AL / Bibb
 Acres 147

T21S R5W

Bibb

Shelby

Private Road

Cahaba River

Cahaba River

0.25

Miles

1:15,840

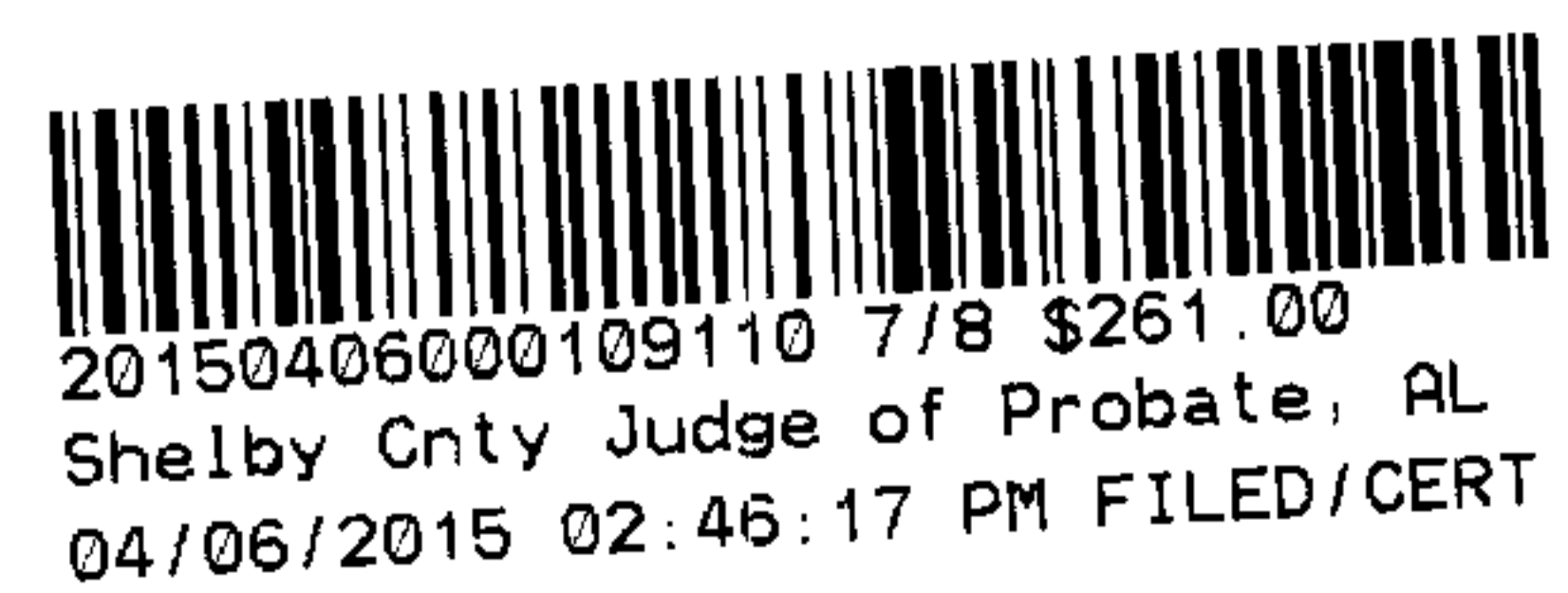
This map is not warranted for completeness or accuracy



EXHIBIT C

PERMITTED EXCEPTIONS

- 1) Ad valorem taxes not yet due and payable.
- 2) All existing zoning restrictions.
- 3) All matters that would be revealed by an accurate survey of the Property.
- 4) Riparian rights of others in and to any creeks, rivers, lakes or streams located on the Property.
- 5) All prior conveyances, transfers and reservations of oils, gas, coal, lignite, clay, sand, coal bed methane and other minerals of any kind or character or any interest therein.
- 6) All matters appearing in the public records of Shelby County, Alabama, properly indexed, and in the chain of title to the Property, or any portion of the Property.
- 7) Rights of parties in possession pursuant to the leases, licenses and agreements separately assigned by Grantor and assumed by Grantee, if any.
- 8) Rights of third persons and/or public authorities and utilities in and to that portion of the Property located within the boundaries of easements and rights-of-ways of record for roads or highways, or otherwise acquired through prescription.



Real Estate Sales Validation Form

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

Grantor's Name Cahaba Timberlands, LLC
Mailing Address 31 Inverness Center Parkway, Suite 360
Birmingham, Alabama 35242

Grantee's Name Shelby Investments, LLC
Mailing Address 2464 Glasscott Point
Hoover, Alabama 35226

Property Address See EXHIBIT A of deed attached hereto.

Date of Sale March 26, 2015.

Total Purchase Price \$ 225,534.40

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☒ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other



20150406000109110 8/8 \$261.00
Shelby Cnty Judge of Probate, AL
04/06/2015 02:46:17 PM FILED/CERT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3-26-15

Print Anthony Cascio

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1