



20200806000335280 1/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
08/06/2020 09:34:08 AM FILED/CERT

STATE OF ALABAMA )

PROJ. NO.

COUNTY OF SHELBY )

COUNTY PROJ. NO.

TRACT NO.

DATE:

**RIGHT OF WAY DEED  
FOR PERMANENT EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of ten dollar(s) (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, the undersigned grantor, **Series One of Twin Creeks Timber, LLC**, has this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County, a political subdivision of the State of Alabama, a permanent easement for a road right of way including all right, title and interest in and to all timber growing or at any time located within the right of way and easement limits, upon the land hereinafter described, together with the right to locate or relocate utilities, and to enter upon such described land and grade, level, fill, drain, pave, build, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, ramps, and cuts as may be necessary, on, over and across such right of way easement. The easement and right of way hereby granted is more particularly located and described as follows:

**80 Foot Right-of-Way – Part 1**

An 80 foot strip of property to be used for a Shelby County Road right-of-way, being a part of and located across the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , in Section 29, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: **Commence** at the SW corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 29 and run S 89°54'50" E, along the South  $\frac{1}{4}$  -  $\frac{1}{4}$  line, 535.20 feet; thence N 00°00'00" E, 600.91 feet to a point where the Northerly edge of Shelby County Road 10 intersects with the centerline of County Road 270, being also the **Point of Beginning** of the herein described centerline for the 80 foot right-of-way of Shelby County Road 270; thence running Northeasterly, along the centerline of the 80 foot right-of-way, these bearings and distances; thence N 33°17'21" E, 354.30 feet; thence N 29°08'44" E, 110.05 feet

to the South boundary line of US Steel Corporation property and the **End Point** for said centerline description. Sidelines are to be 40 feet on each side of, and running parallel with the said described centerline. Sidelines at the South end of said centerline are to be shortened or extended to intersect with the existing Shelby County Road 10 and at the North end are to be shortened or extended to intersect with the South boundary line of US Steel Corporation.

### **80 Foot Right-of-Way – Part 3**

An 80 foot strip of property to be used for a Shelby County Road right-of-way, being a part of and located across the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , in Section 29, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: **Commence** at the NW corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 29 and run S  $89^{\circ}52'01''$  E, along the North  $\frac{1}{4}$  -  $\frac{1}{4}$  line, 331.89 feet; thence S  $00^{\circ}27'39''$  E, along the East property line of US Steel Corporation, 529.57 feet to the centerline of County Road 270, being also the **Point of Beginning** of the herein described centerline for the 80 foot right-of-way of Shelby County Road 270; thence running Northeasterly, along the centerline of the 80 foot right-of-way, these bearings and distances; thence N  $41^{\circ}24'05''$  E, 397.58 feet; thence N  $43^{\circ}56'34''$  E, 1044.23 feet to the East line of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , and the **End Point** for said centerline description. Sidelines are to be 40 feet on each side of, and running parallel with the said described centerline. Sidelines at the South end of said centerline are to be shortened or extended to intersect with the East boundary line of US Steel Corporation and at the North end are to be shortened or extended to intersect with said East  $\frac{1}{4}$  -  $\frac{1}{4}$  line.



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### **80 Foot Right-of-Way – Part 6**

An 80 foot strip of property to be used for a Shelby County Road right-of-way, being a part of and located across the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , the S  $\frac{1}{2}$  of the NW  $\frac{1}{4}$ , and the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , all in Section 21, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the SW corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 21 and run S 89°57'45" E, along the South  $\frac{1}{4}$  -  $\frac{1}{4}$  line, 303.55 feet; thence N 00°00'00" E, 179.97 feet to a point that intersects with the Northerly edge of Kodiak Mining LLC property line, being also the Point of Beginning of the herein described centerline for the 80 foot right-of-way; thence running Northeasterly, along the centerline of the 80 foot right-of-way, these bearings and distances and curve arcs; thence N 20°53'43" E, 354.01 feet; thence N 26°13'27" E, 283.99 feet; thence N 28°21'16" E, 958.32 feet; thence run 556.82 feet, along the arc of a curve to the left, which has a radius of 4400.00 feet, a chord bearing and distance of N 24°43'45" E, 556.45 feet; thence N 21°06'14" E, 237.76 feet; thence N 22°59'28" E, 654.82 feet to the Southerly boundary line of a 1.84 acre tract conveyed to Camellia Met Mining, and the End Point for the centerline of the 80 foot right-of-way. Sidelines are to be 40 feet on each side of, and running parallel with the said described centerline. Sidelines at the South end of said centerline are to be shortened or extended to intersect with the Kodiak Mining LLC property line, and at the North end to be shortened or extended to intersect with the Southerly boundary of the Camellia Met Mining property.

### **80 Foot Right-of-Way – Part 8**

An 80 foot strip of property to be used for a Shelby County Road right-of-way, being a part of and located across the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 21, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: **Commence** at the SW corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 21 and run S 89°55'00" E, along the South  $\frac{1}{4}$  -  $\frac{1}{4}$  line, 275.86 feet; thence N 00°00'00" E, 297.04 feet to a point that intersects with the Southerly boundary line of the 1.84 acre tract of Camellia Met Mining property; thence N 23°00'58" E, 400.14 feet to the Northerly boundary line of said Camellia Met Mining property, being also the **Point of Beginning** of the herein described centerline for the 80 foot right-of-way; thence running Northeasterly, along the centerline of the 80 foot right-of-way, these bearings and distances; thence N 26°47'55" E, 335.60 feet; thence N 31°14'58" E,

414.94 feet to the North line of the NE ¼ of the NW ¼ of said Section 21 and the **End Point** for the centerline of the 80 foot right-of-way. Sidelines are to be 40 feet on each side of, and running parallel with the said described centerline. Sidelines at the South end of said centerline are to be shortened or extended to intersect with the Northerly boundary of the Camellia Met Mining property, and at the North end to be shortened or extended to intersect with said ¼ - ¼ section line.

**TO HAVE AND TO HOLD**, the said easement for road right of way including all right, title, and interest in and to such timber aforementioned unto Shelby County, a political subdivision of the State of Alabama, and unto its successors and assigns forever.

And the said grantor hereby covenants with Shelby County, a political subdivision of the State of Alabama, that it is lawfully seized and possessed of the afore-described tract or parcel of land; that it has a good and lawful right to sell and convey it; that, except for any third party rights of record, the easement for road right of way is free from all encumbrances.

The grantor hereby grants permission, with right of ingress to and egress from, grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above described road right of way.

In witness whereof I have hereunto set my hand and seal this the 15<sup>th</sup> day of July, 2020.



SERIES ONE OF TWIN CREEKS TIMBER, LLC

By: Silver Creeks Advisory Partners, LLC,  
its Manager

Name: LeAnne Kolb

LeAnne Kolb, Chief Financial Officer

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ACKNOWLEDGMENT FOR CORPORATION

STATE OF WASHINGTON

COUNTY OF KING

I, Karen R. Stanley, a Notary Public in and for said County, in said State, hereby certify that LeAnne Kolb whose name as CFO of Silver Creek Advisory Partners LLC a corporation/limited liability company, 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 this conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation/limited liability company.

Given under my hand this 15<sup>th</sup> day of July, A.D. 2020.

Karen R. Stanley  
NOTARY PUBLIC  
My Commission Expires: 2/28/21



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