

\$575,000⁰⁰

Send Tax Notice to:

COUNTY OF SHELBY

STATE OF ALABAMA

SPECIAL (STATUTORY) WARRANTY DEED
R.E. No. GETCO GC25 (AS 6029B)

THIS INDENTURE, made this 24th day of January, A.D., 2002, between GREAT EASTERN TIMBER COMPANY LLC, a Delaware limited liability company having its principal place of business at c/o Hancock Natural Resource Group, Inc., 99 High Street, 26th Floor, Boston, Massachusetts 02110-2320 (Grantor), and EDDIE LUMPKIN, having an address at 100 Metro Parkway, Pelham, AL, 205-985-8701 (Grantee),

WITNESSETH, That the Grantor, for the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, to it paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following land and the standing timber thereon, (Premises), situated in the County of Shelby, and State of Alabama, being more particularly described as follows; to wit:

(PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.)

The Premises described hereunder are hereby conveyed "as is," by the tract and not by the acre, the acreage not being guaranteed by the Grantor, and are also conveyed subject to the rights of any tenants or lessees, any persons in possession; all outstanding mineral rights or reservations, oil, gas or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights of way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said Premises; and any matters which could be disclosed by an accurate, current survey or inspection of said Premises.

TO HAVE AND TO HOLD the above-described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF, on the day and year first-above written, the Grantor has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by an Assistant Treasurer, and attested to by an Assistant Secretary of Hancock Natural Resource Group, Inc., its Investment Manager.

ATTEST:

Antonielle Ricci
Antonielle Ricci
Assistant Secretary

GREAT EASTERN TIMBER COMPANY LLC

By: Hancock Natural Resource Group, Inc.

by Kevin J. McWilliams
Kevin J. McWilliams, Assistant Treasurer

COMMONWEALTH OF MASSACHUSETTS)
)ss
COUNTY OF SUFFOLK)

I, Susan Bury, a Notary Public in and for said County and Commonwealth, hereby certify that Kevin J. McWilliams, whose name as Assistant Treasurer of Hancock Natural Resource Group, Inc., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily (on the day the same bears date) on behalf of Hancock Natural Resource Group, Inc., in its capacity as the Investment Manager of GREAT EASTERN TIMBER COMPANY LLC for and as the act of said Grantor.

Given under my hand and official seal on January 24, 2002.

Susan Bury
Susan Bury Notary Public

My commission expires January 26, 2007

Prepared by:
Timothy Davis, Esquire
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

SW 1/4 S25, T19/S, R1W

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Inst # 2002-14344

03/27/2002-14344
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KSB 589.00

EXHIBIT A

Legal Description

situated in the Southwest quarter of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a pine heart locally accepted to be the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 25; thence run in a Westerly direction along the South line of said quarter-quarter section for a distance of 952.16 feet to an iron pin set on the Northeast right-of-way line of CSX Railroad, said iron pin set also being on a curve to the left having a central angle of 05 degrees, 20 minutes, 58 seconds and a radius of 1,002.00 feet; thence turn an angle to the right to the chord of said curve of 49 degrees, 53 minutes, 11 seconds and run in a Northwesterly direction along the arc of said curve and also along the Northeast right-of-way line of said CSX Railroad for a distance of 93.52 feet to an iron pin set on the Northeast right-of-way line of said CSX Railroad; thence turn an angle to the right from the tangent of last stated curve of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction for a distance of 50.00 feet to an iron pin set on the Northeast right-of-way line of said CSX Railroad, said iron pin also being on a curve to the left having a central angle of 42 degrees, 20 minutes, 03 seconds and a radius of 1,052.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 777.29 feet to an iron pin found on the Northerly right-of-way line of said CSX Railroad; thence turn an angle from the chord of said curve of 62 degrees, 48 minutes, 50 seconds and run in a Northwesterly direction for a distance of 71.73 feet to an iron pin found on the Southwest right-of-way line of Shelby County Highway # 440, said iron pin being on a curve to the left having a central angle of 18 degrees, 41 minutes, 58 seconds and a radius of 445.00 feet; thence turn an angle to the chord of said curve of 49 degrees, 45 minutes, 01 second and run in a Northeasterly direction along the arc of said curve for a distance of 145.23 feet to an iron pin set on the Southeast right-of-way line of Shelby County Highway # 440, said iron pin also being on a curve to the left having a central angle of 06 degrees, 40 minutes, 47 seconds and a radius of 1,995.54 feet; thence run along the arc of said curve in a Northeasterly direction for a distance of 232.65 feet to an iron pin set on the Southeast right-of-way line of said Shelby County Highway # 440; thence run tangent to last stated curve in a Northeasterly direction for a distance of 279.52 feet to a concrete monument found on the Southeast right-of-way line of said Shelby County Highway # 440, said concrete monument also being on the South right-of-way line of U.S. Highway # 280; thence turn an angle to the right of 90 degrees, 08 minutes, 12 seconds and run in a Southeasterly direction for a distance of 34.12 feet to a concrete monument found on the Southeast right-of-way line of said U.S. Highway # 280; thence turn an angle to the left of 90 degrees, 19 minutes, 13 seconds and run in a Northeasterly direction along the Southeast right-of-way line of said U.S. Highway # 280 for a distance of 157.70 feet to a concrete monument found; thence turn an angle to the right of 29 degrees, 25 minutes, 18 seconds and run in a Northeasterly direction along the Southeast right-of-way line of said U.S. Highway # 280 for a distance of 171.16 feet to a concrete monument found; thence turn an angle to the right of 32 degrees, 10 minutes, 21 seconds and run in a Southeasterly direction along the South right-of-way line of said U.S. Highway # 280 for a distance of 1,021.16 feet to a 3/8 inch rebar found on the South right-of-way line of said U.S. Highway # 280, said iron also being on the East line of said Northeast quarter of the Southwest quarter; thence turn an angle to the right of 86 degrees, 55 minutes, 26 seconds and run in a Southerly direction along the East line of said Northeast quarter of the Southwest quarter for a distance of 1,154.68 feet to the point of beginning; said parcel of land containing 36.1 acres, more or less.

Being a portion of the premises conveyed to Grantor by deed dated February 210, 2000, recorded in the Probate Office Of Shelby County, Alabama as Instrument Number 2000-04450.

Inst # 2002-14344

03/27/2002-14344
10:22 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
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