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**THIS INSTRUMENT WAS PREPARED BY:**

Kara M. Garstecki, Esq.  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North  
2400 Regions/Harbert Plaza  
Birmingham, Alabama 35203

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**SEND TAX NOTICE TO:**

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

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STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Two Hundred Twelve Thousand and No/100 Dollars (\$212,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, **JOHN SEALE PAYNE** and **POLLY D. PAYNE**, husband and wife, and **LORI NIZAM**, a married woman, (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, and more particularly described as follows (the “Property”):

**The West ½ of the Northwest ¼ of Southeast ¼ of Section 16, Township 21 South, Range 2 West. Also, all that part of the West ½ of the Southwest ¼ of the Northeast ¼ of said Section 16, Township 21 South, Range 2 West, lying South of Shelby County Highway 26, situated in Shelby County, Alabama.**

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

1. Taxes or assessments for 2014 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.

John Seale Payne is the surviving joint tenant of that certain Warranty Deed-Joint Tenants with Right of Survivorship recorded as Instrument # 20091229000473370 and is one and the same as John S. Payne in Deed recorded in Instrument # 201201030000003170. The Property has never constituted any part of the homestead of any of the Grantors nor Grantors’ spouses, as applicable.

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

{02748200.2}

Shelby County, AL 12/30/2013  
State of Alabama  
Deed Tax: \$212.00



20131230000496170 1/5 \$238.00  
Shelby Cnty Judge of Probate, AL  
12/30/2013 01:47:41 PM FILED/CERT



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 17<sup>th</sup> day of December, 2013.

  
\_\_\_\_\_  
**JOHN SEALE PAYNE**

  
\_\_\_\_\_  
**POLLY D. PAYNE**

  
\_\_\_\_\_  
**LORI NIZAM**

  
20131230000496170 2/5 \$238.00  
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12/30/2013 01:47:41 PM FILED/CERT

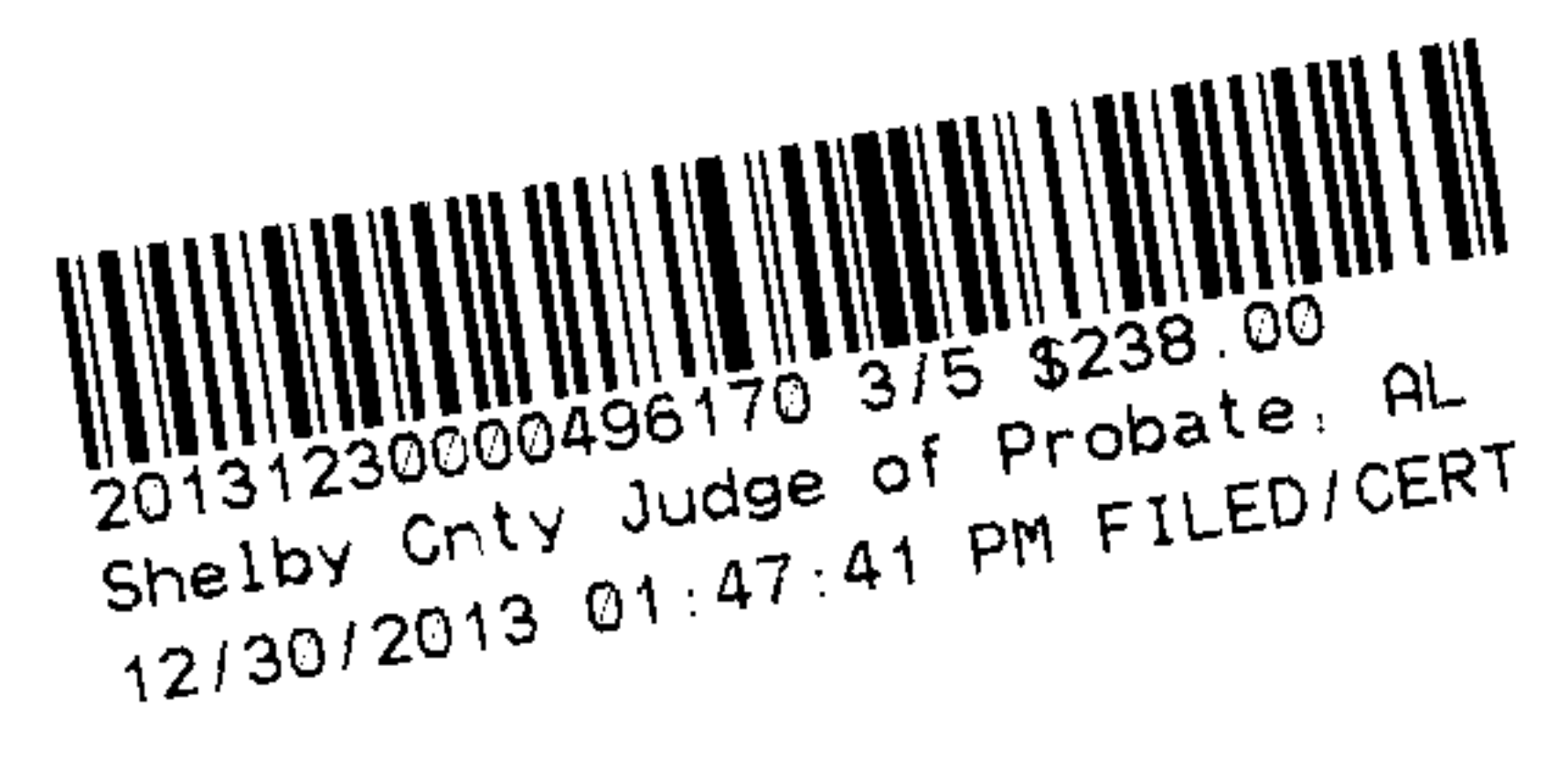


STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John Seale Payne, Polly D. Payne and Lori Nizam, 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 17<sup>th</sup> day of December, 2013.

*R. Gail Harris*  
Notary Public  
My Commission Expires: 4-28-14  
[SEAL]





## Real Estate Sales Validation Form

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

Grantor's Name **John S. Payne, Polly D. Payne,  
and Lori Nizam**

Grantee's Name **Carmeuse Lime & Stone, Inc.**

Mailing Address 285 Duck Cove Drive  
Shelby, Alabama 35143

Mailing Address 11 Stanwix Street, 11<sup>th</sup> Floor  
Pittsburg, PA 15222

Property Address N/A. See Exhibit A to Deed

Date of Sale December 17, 2013  
Total Purchase Price \$212,000  
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  
  X   Closing Statement

       Appraisal  
       Other                                     

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).

  
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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 December 17, 2013

\_\_\_\_ Unattested \_\_\_\_\_  
(Verified by)

John S. Payne [GRANTORS]  
John S. Payne  
Polly D. Payne  
Polly D. Payne  
Lori Nizam  
Lori Nizam

  
20131230000496170 5/5 \$238.00  
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