
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)



20140304000057920 1/5 \$86.00
Shelby Cnty Judge of Probate, AL
03/04/2014 08:50:59 AM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty Thousand and No/100 Dollars (\$60,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **HECTOR EDMUNDO RAMOS GOMEZ**, an unmarried man (the "Grantor"), does 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"):

Commence at the Northeast corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence South 01 degrees 48'37" East along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 385.24 feet to a point; thence run South 01 degrees 39'00" East a distance of 534.54 feet to a point on the North margin of Shelby County Highway 26; thence run North 77 degrees 41'54" West along said margin of said Highway a distance of 265.38 feet to a point; thence run North 82 degrees 48'05" West along said margin a distance of 319.90 feet to a point; thence run North 82 degrees 48'05" West along said margin of said highway a distance of 503.01 feet to a rebar corner and the point of beginning of the property being described; thence run North 82 degrees 48'16" West along said margin of said Highway 26 a distance of 532.22 feet to a rebar corner at a fence line; thence run North 03 degrees 03'23" East along said fence line a distance of 694.84 feet to a rebar corner on the Southerly margin of Camp Branch Circle; thence run North 89 degrees 32'53" East along the South line of said Camp Branch Circle a distance of 53.02 feet to A.P.C. of a curve to the right having a radius of 280.0 feet; thence run Easterly along the arc of said curve an arc distance of 37.12 feet to the P.T. of said curve; thence run South 82 degrees 51'22" East along the said margin of said road a tangent distance of 224.07 feet to the P.C. of a curve to the left having a radius of 620.0 feet; thence run Easterly along the arc of said curve an arc distance of 52.85 feet to the P.T. of said curve; thence run South 87 degrees 44'24" East along said margin of Camp Branch Circle a tangent distance of 150.64 feet to a rebar corner; thence run South 02 degrees 40'29" West a distance of 722.99 feet to the point of beginning.

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. Transmission line permits to Alabama Power Company as recorded in Deed Book 101, Page 127; Deed Book 113, Page 17, Deed Book 117, Page 125; Deed Book 130, Page 216 and Deed Book 130, Page 217.
3. Right of Way granted to Warren & Adams as recorded in Deed Book 15, Page 60.
4. Right of Way granted to Longview Lime as recorded in Deed Book 17, Page 132 and Deed Book 60, Page 109.
5. Right of Way granted to Shelby County as recorded in Deed Book 296, Page 17.

The Property has never constituted any part of the homestead of the Grantor nor Grantor's spouse, as applicable.

As a primary consideration to Grantee to consummate the purchase of the Property, Grantor, for himself and his present and former heirs and assigns (collectively, "Grantor Parties"), hereby fully settles, releases from, and covenants 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) Grantor's 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 Grantor does for himself and for his heirs, executors, administrators, and assigns covenant with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his 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.

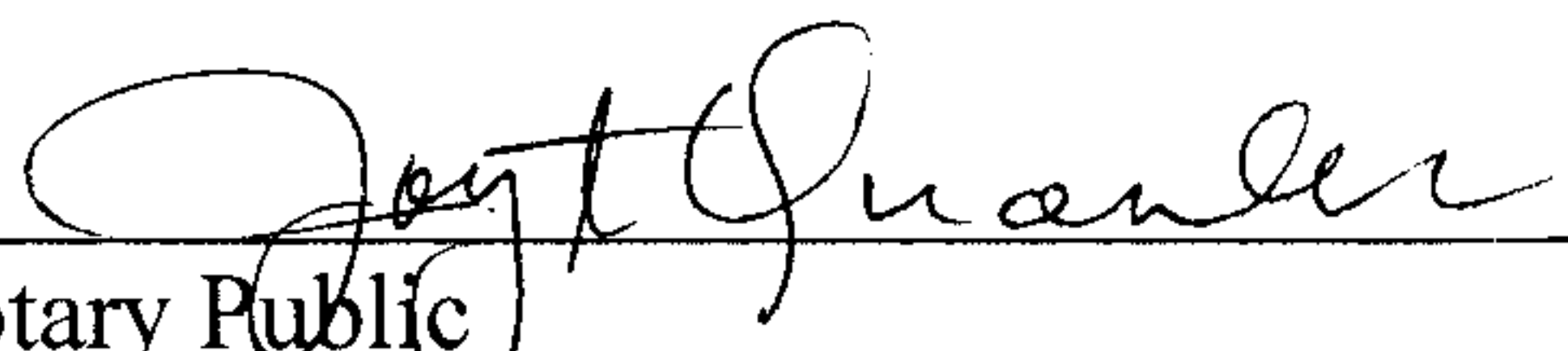
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this the 28th day of February, 2014.


HECTOR EDMUNDO RAMOS GOMEZ

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Hector Edmundo Ramos Gomez, whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2014.



Notary Public
My Commission Expires: 6-10-14
[SEAL]

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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name **Hector Edmundo Ramos Gomez**

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

Mailing Address 5128 Cahaba Valley Road
Birmingham, AL 35242

Mailing Address 11 Stanwix Street, 11th Floor
Pittsburg, PA 15222

Property Address N/A. See Exhibit A to Deed

Date of Sale

February 28, 2014

Total Purchase Price

\$60,000.00

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 _____

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 February 28, 2014

228.14 Unattested Joyt Chandler
(Verified by)

Hector Ramos Gomez [GRANTOR]
Hector Edmundo Ramos Gomez


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