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**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, 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 Seventy-Five Thousand and No/100 Dollars (\$275,000.00), and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, **JAMES G. GARNER** and his wife, **BRENDA S. GARNER**, and **JAMES E. GARNER, JR.** and his wife, **LINDA L. GARNER** (collectively, "Grantors"), do hereby grant, bargain, sell and convey unto **CARMEUSE LIME & STONE, INC.**, a Delaware corporation ("Grantee"), that certain real property lying and being situated in Shelby County, Alabama, as more particularly described on Exhibit A, attached hereto (the "Property").

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

1. Ad valorem taxes for the current year, which are a lien, but not yet due and payable.
2. Right of way to South Central Bell recorded in Real Volume 58, Page 271, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Transmission line permit to Alabama Power Company recorded in Deed Book 130, Page 217, in said Probate Office.
4. Right of way to Shelby County recorded in Lis Pendens 2, Page 271, in said Probate Office.
5. Easement as set out in Instrument # 20021101000539940, in said Probate Office.

As a primary consideration to Grantee to consummate the purchase of the Property, Grantors, for themselves and their heirs and assigns (collectively, "Grantor Parties"), hereby fully settle, release from, and covenant 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)

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 relating to the Property.

**TO HAVE AND TO HOLD** unto the Grantee, its successors and assigns, forever.

And Grantors do for themselves and for their heirs, successors and assigns, covenant with the said Grantee, its successors and assigns, that Grantors are lawfully seized in fee simple of said Property; that said Property is free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and their heirs, successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.


**[Signatures on following page]**



20140903000276550 2/5 \$303.00  
Shelby Cnty Judge of Probate, AL  
09/03/2014 02:16:09 PM FILED/CERT

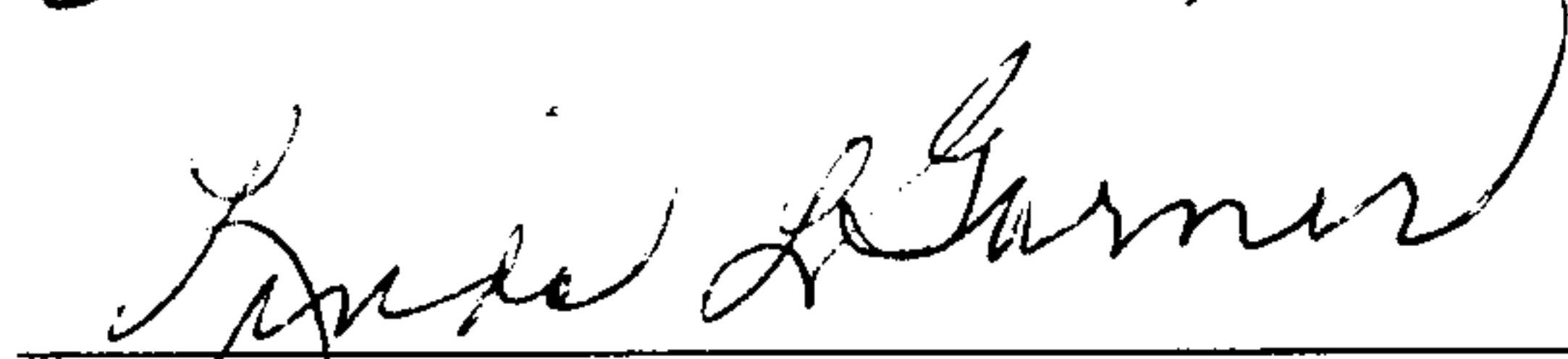
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on this the 28<sup>th</sup> day of August, 2014.

GRANTORS:

 [SEAL]  
Name: **JAMES G. GARNER**

 [SEAL]  
Name: **BRENDA S. GARNER**

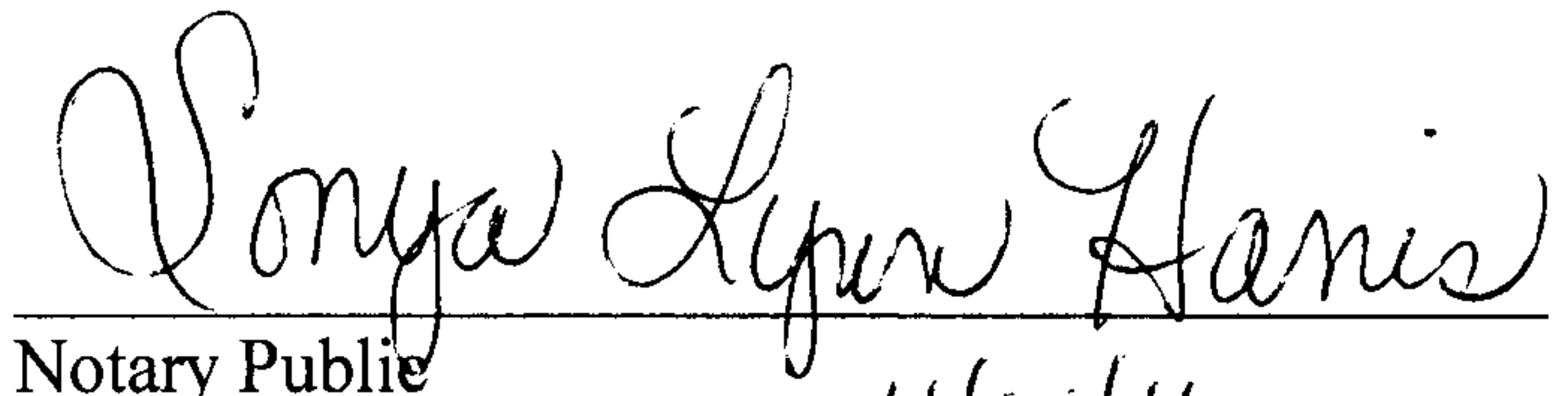
 [SEAL]  
Name: **JAMES E. GARNER, JR.**

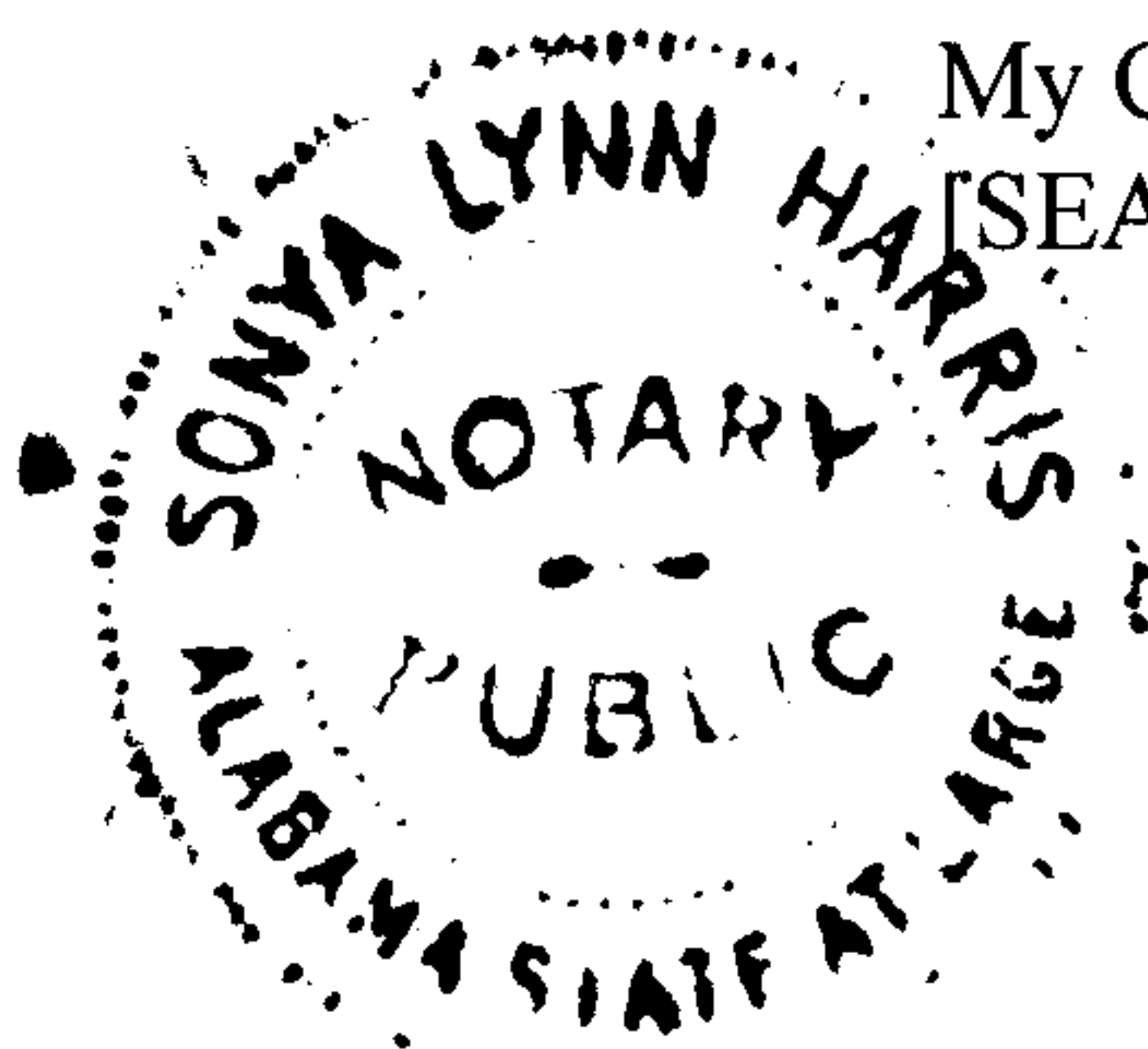
 [SEAL]  
Name: **LINDA L. GARNER**


STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James G. Garner and his wife, Brenda S. Garner, and James E. Garner, Jr. and his wife, Linda L. Garner, 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 28<sup>th</sup> day of August, 2014.

  
Notary Public  
My Commission Expires: 11/14/16  
[SEAL]



  
20140903000276550 3/5 \$303.00  
Shelby Cnty Judge of Probate, AL  
09/03/2014 02:16:09 PM FILED/CERT



## **EXHIBIT A**

### **Legal Description of Property**

#### **Parcel I**

A part of the Southeast quarter of the Northwest quarter of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of the Southeast quarter of the Northwest quarter of Section 16, Township 21 South, Range 2 West, and run Southerly along the East side of said quarter-quarter for 101.43 feet to the point of beginning; then continue along the last described course running Southerly for 283.79 feet; then turn an angle of 92 degrees 30 minutes 35 seconds to the right and run Westerly for 533.76 feet; then turn an angle of 87 degrees 29 minutes 24 seconds to the right and run Northerly for 258.63 feet, thence turn an angle of 68 degrees 11 minutes 58 seconds to the right and run Northeasterly for 61.06 feet; then turn an angle of 24 degrees 18 minutes 40 seconds to the right and run Easterly for 477.02 feet back to the point of beginning. Situated in Shelby County, Alabama.

#### **Less and Except**

A parcel of land in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, thence run South along the East  $\frac{1}{4}$ - $\frac{1}{4}$  line 101.43 feet; North 87 degrees 29 minutes 23 seconds West a distance of 327.02 feet to the point of beginning; thence continue last course as distance of 150.00 feet to a point on the South side of Shelby County Road #330; thence run South 68 degrees 11 minutes 57 seconds West a distance of 61.06 feet along said road; thence run South a distance of 258.63 feet; thence run South 87 degrees 29 minutes 25 seconds East a distance of 206.75 feet; thence run North a distance of 283.79 feet to the point of beginning, being situated in Shelby County, Alabama.

#### **Parcel II**

A parcel of land in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, thence run South along the East  $\frac{1}{4}$ - $\frac{1}{4}$  line 101.43 feet; North 87 degrees 29 minutes 23 seconds West a distance of 327.02 feet to the point of beginning; thence continue last course as distance of 150.00 feet to a point on the South side of Shelby County Road #330; thence run South 68 degrees 11 minutes 57 seconds West a distance of 61.06 feet along said road; thence run South a distance of 258.63 feet; thence run South 87 degrees 29 minutes 25 seconds East a distance of 206.75 feet; thence run North a distance of 283.79 feet to the point of beginning, being situated in Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Grantor's Name James E. & Brenda S. Garner  
Mailing Address 340 & 348 Camp Branch Circle  
Alabaster, AL 35007

Grantee's Name Carmeuse Lime & Stone, Inc.  
Mailing Address 599 Highway 31 South  
Saginaw, AL 35137

Property Address 340 & 348 Camp Branch Circle  
Alabaster, AL 35007

Date of Sale August 28, 2014

Total Purchase Price \$275,000.00

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).

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: August 28, 2014

James G. Garner

Brenda S. Garner

James E. Garner, Jr.

Linda L. Garner

Unattested  
(Verified by)

