

THIS INSTRUMENT WAS PREPARED BY:

J. Corbitt Tate
Balch & Bingham LLP
P. O. Box 306
Birmingham, Alabama 35201

SEND TAX NOTICE TO:

Lhoist North America of Alabama, LLC
3700 Hulen Street
Fort Worth, Texas 76107
Attention: Tax Department

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:


That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **WATERFORD, L.L.C.**, an Alabama limited liability company (herein referred to as the "Grantor"), grants, bargains, sells and conveys, subject to the matters set forth below, unto **LHOIST NORTH AMERICA OF ALABAMA, LLC**, an Alabama limited liability company (herein referred to as the "Grantee"), the real property situated in Shelby County, Alabama described on **Exhibit A** attached hereto and made a part hereof, together with all improvements and fixtures thereon and all easements and other appurtenances thereto (the "Property").

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

The Property is conveyed to the Grantee subject to the following:

1. The lien for general and special taxes and assessments for the year 2015 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument Number 20021115000570760, corrected in Instrument Number 20030604000346100.
3. Timber rights as set out in Instrument Number 20021115000570760, corrected in Instrument Number 20030604000346100.

Shelby County, AL 11/03/2014
State of Alabama
Deed Tax: \$1440.00


20141103000344890 1/7 \$1472.00
Shelby Crty Judge of Probate, AL
11/03/2014 08:13:42 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 31st day of October, 2014.

WATERFORD, L.L.C., an Alabama limited liability company

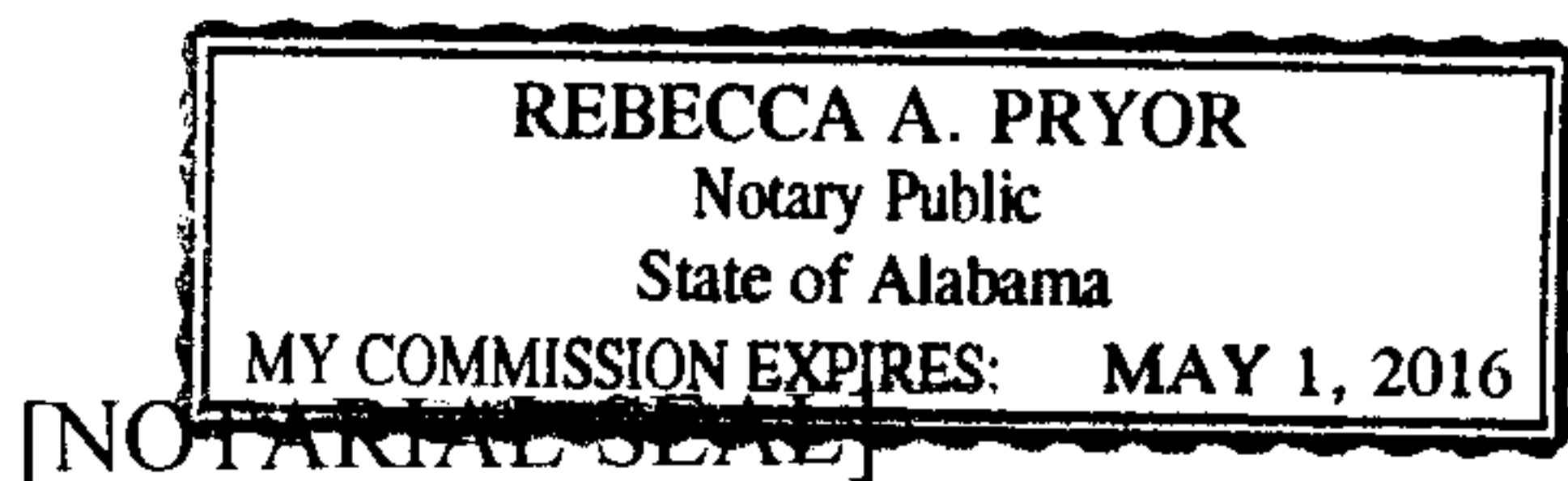
By: [Signature]
John G. Reamer, Jr., as a Member

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, Rebecca A Pryor, a Notary Public in and for said county in said state, hereby certify that John G. Reamer, Jr., whose name as a Member of **WATERFORD, L.L.C.**, a limited liability company, 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 member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 30 day of October, 2014.



[Signature]
Notary Public

My commission expires: May 1, 2016



20141103000344890 2/7 \$1472.00
Shelby Cnty Judge of Probate, AL
11/03/2014 08:13:42 AM FILED/CERT

EXHIBIT A

Description of Real Property

PARCEL 1, TRACT A

A parcel of land located in the Southeast 1/4 of the Southwest 1/4, and the Northeast 1/4, and the Southeast 1/4, all being part of Section 27, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at a 3" Capped Pipe at the northeast corner of said Section 27 and run southerly along the east boundary of said Section 27, 1322.95 feet to a Cedar Monument at the southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 27; thence southerly with a deflection angle of 00 Degrees 07 Minutes 39 Seconds to the right along east boundary of said Section 27, 1324.43 feet to a set 5/8" Capped Rebar (PERC ENG. 16689) at the southeast corner of the Northeast 1/4 of said Section 27; thence westerly with a deflection angle of 91 Degrees 30 Minutes 34 Seconds to the right along the south boundary of the said Northeast 1/4, 889.27 feet to a set 5/8" Capped Rebar (PERC ENG. 16689); thence southerly with a deflection angle of 91 Degrees 34 Minutes 00 Seconds to the left, 469.12 feet to a set 5/8" Capped Rebar (PERC ENG. 16689); thence southwesterly with a deflection angle of 25 Degrees 04 Minutes 21 Seconds to the right, 2361.97 feet to a 1" Open Pipe on the south boundary of said Section 27; thence westerly with a deflection angle of 66 Degrees 58 Minutes 39 Seconds to the right along the south boundary of said Section 27, 632.36 feet to a 1-1/2" Open Pipe at the southwest corner of the said Southeast 1/4; thence westerly with a deflection angle of 00 Degrees 02 Minutes 36 Seconds to the left along the south boundary of said Section 27, 255.68 feet to a found 5/8" Capped Rebar (PERC ENG. 16689); thence northerly with a deflection angle of 87 Degrees 56 Minutes 04 Seconds to the right, 255.65 feet to a found 5/8" Capped Rebar (PERC ENG. 16689); thence easterly with a deflection angle of 92 Degrees 03 Minutes 52 Seconds to the right, 255.67 feet to a found 5/8" Capped Rebar (PERC ENG. 16689) on the west boundary of the East 1/2 of said Section 27; thence northerly with a deflection angle of 92 Degrees 04 Minutes 14 Seconds to the left along the west boundary of said East 1/2, 3690.32 feet to a 3" Capped Pipe at the southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 27; thence northerly with a deflection angle of 00 Degrees 01 Minute 14 Seconds to the left along the west boundary of the said Northwest 1/4 of the Northeast 1/4, 1314.33 feet to a 3" Capped Pipe at the Northwest corner of the said Northeast 1/4; thence easterly with a deflection angle of 91 Degrees 14 Minutes 55 Seconds to the right along the north boundary of said Section 27, 2528.46 feet to the point of beginning. Closing deflection angle of 88°45'58" to the right.

LESS AND EXCEPT the NE ¼ of Section 27, Township 21 South, Range 2 West, in Shelby County, Alabama.

The shaded portion of the survey attached hereto as Schedule 1 depicts the location and configuration of Parcel 1, Tract A. The survey is included for illustrative purposes only and shall not in any way modify the legal description set forth above.

PARCEL 1, TRACT B

A parcel of land located in the Southeast 1/4 of Section 27, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at a set 5/8" Capped Rebar (PERC ENG. 16689) at the southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 27 and run South 88 Degrees 02 Minutes 19 Seconds East along the south boundary of said Section 27, 50.00 feet to a set 5/8" Capped Rebar (PERC ENG. 16689); thence North 00 Degrees 30 Minutes 09 Seconds West, 1022.00 feet to a set 5/8" Capped Rebar (PERC ENG. 16689); thence

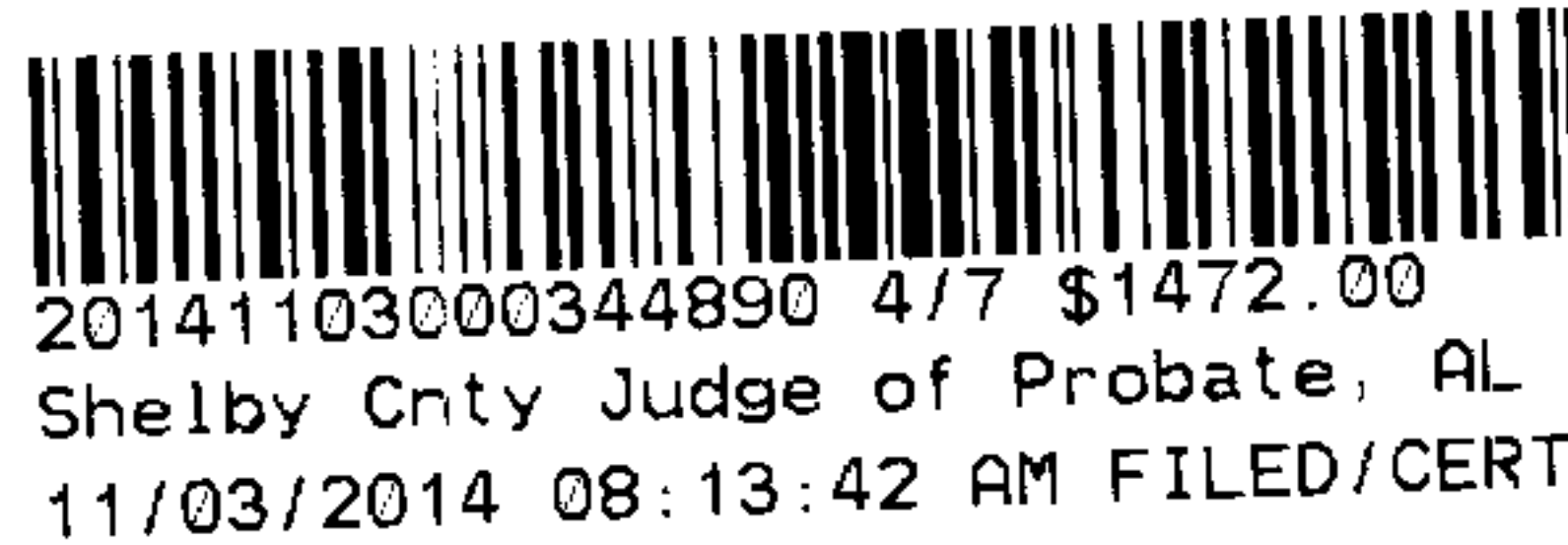


North 07 Degrees 29 Minutes 51 Seconds East, 618.22 feet to a set 5/8" Capped Rebar (PERC ENG. 16689) being on the property as described in PARCEL 1, TRACT A; thence South 25 Degrees 04 Minutes 21 Seconds West along the property as described in said PARCEL 1, TRACT A, 1779.18 feet to a 1" Open Pipe on the south boundary of said Section 27; thence South 88 Degrees 02 Minutes 19 Seconds East along the south boundary of said Section 27, 632.65 feet to the point of beginning.

PARCEL 2

A parcel of land located in the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

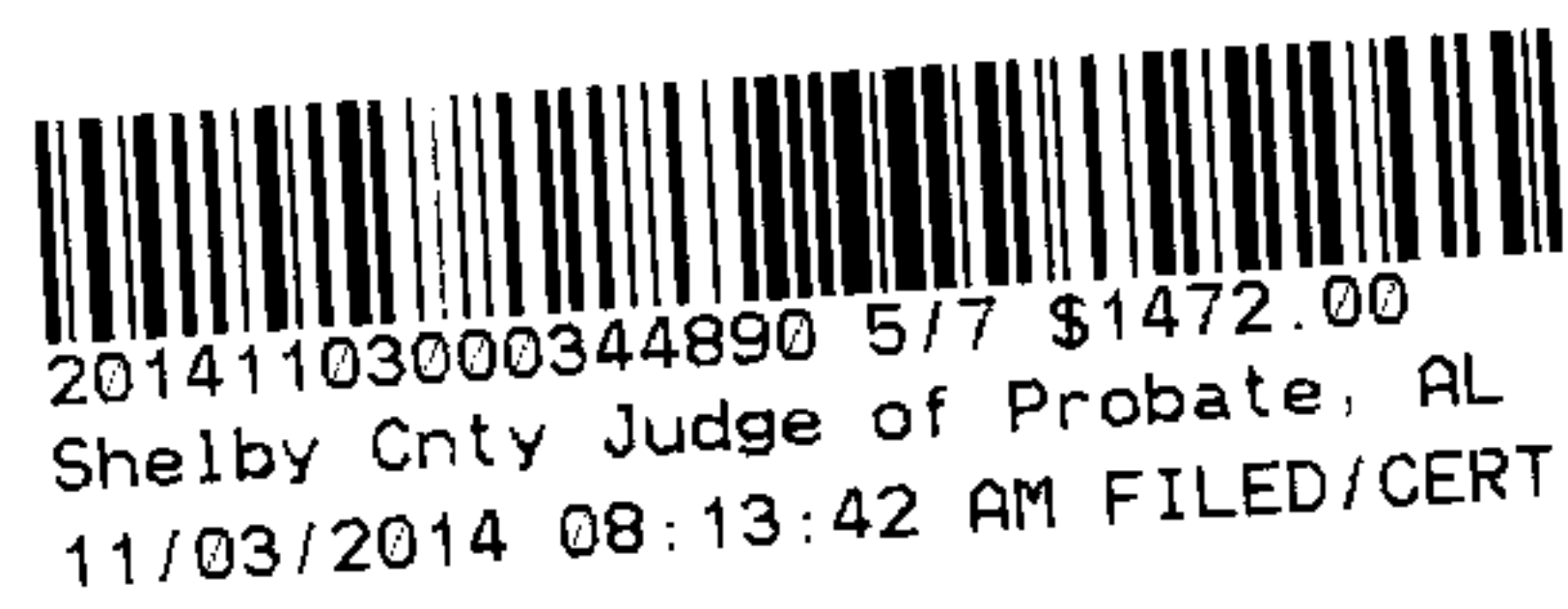
Begin at a 1" Open Pipe at the northwest corner of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 34 and run South 00 Degrees 06 Minutes 00 Seconds East along the west boundary of the said Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, 665.13 feet to a 1" Open Pipe at the southwest corner thereof; thence South 87 Degrees 59 Minutes 43 Seconds East along the south boundary of the said Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, 632.49 feet to a 1/2" Capped Rebar (RCFA CA0237LS) at the southeast corner thereof; thence North 00 Degrees 05 Minutes 07 Seconds West along the east boundary of the said Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, 665.60 feet to a set 5/8" Capped Rebar (PERC ENG. 16689) at the northeast corner thereof; thence North 88 Degrees 02 Minutes 19 Seconds West along the north boundary of the said Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, 632.65 feet to the point of beginning.

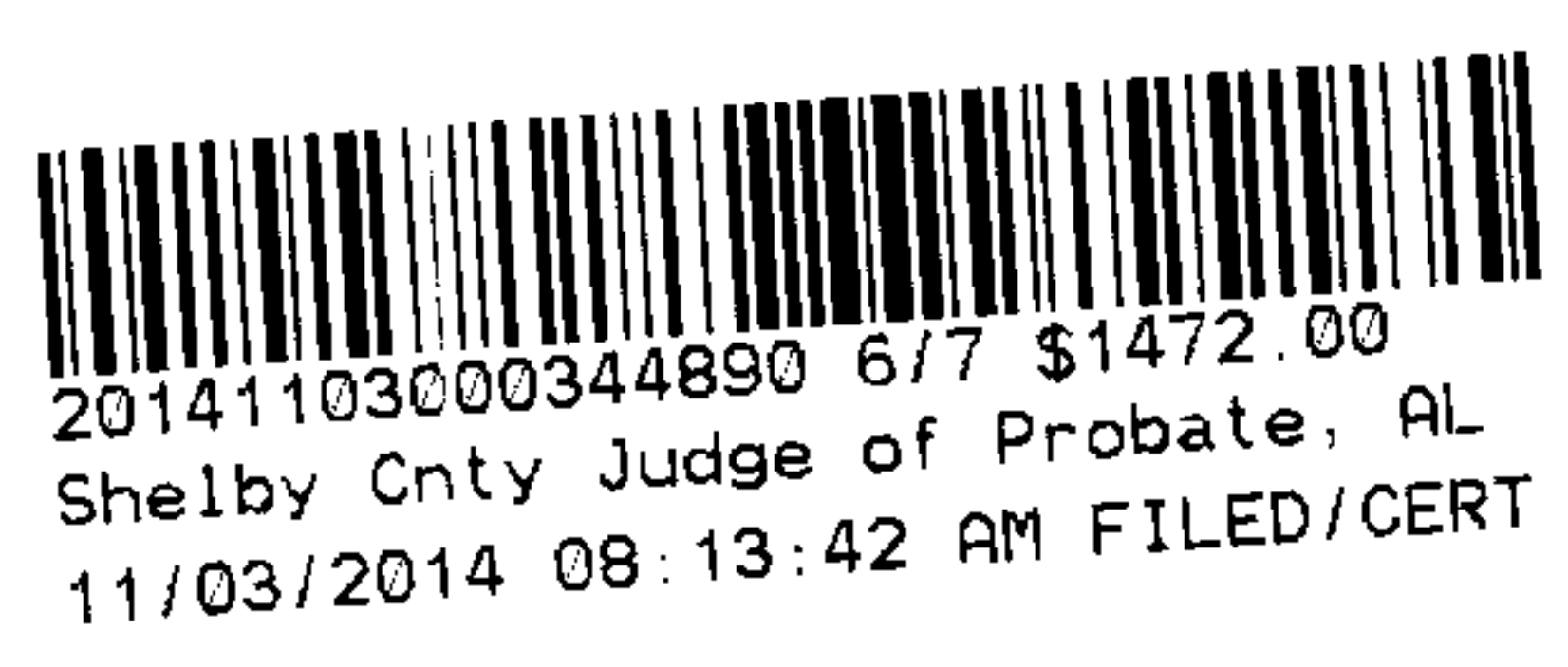


SCHEDULE 1 TO EXHIBIT A

Depiction of Parcel 1, Tract A

[See attached.]





Real Estate Sales Validation Form

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

Grantor's Name Waterford, L.L.C.
Mailing Address 19 West Oxmoor Road
Birmingham, AL 35209

Grantee's Name Lhoist North America of Alabama, Inc.
Mailing Address 3700 Hulen Street
Fort Worth, TX 76107

Property Address undeveloped land in Calera,
Alabama

Date of Sale October __, 2014
Total Purchase Price \$ 1,440,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20141103000344890 7/7 \$1472.00
Shelby Cnty Judge of Probate, AL
11/03/2014 08:13:42 AM FILED/CERT

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 _____

Print JOHN GRAMER JR

____ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1