

This instrument was prepared by:
Matthew D. Mitchell
Balch & Bingham LLP
P. O. Box 306
Birmingham, Alabama 35201

SEND TAX NOTICE TO:

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred and No/100 Dollars (\$100.00) in hand paid to **THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CALERA**, an Alabama public corporation (the "Grantor"), the receipt and legal sufficiency of which are hereby acknowledged, Grantor grants, bargains, sells, and conveys, unto **USA RAIL, LLC**, an Alabama limited liability company ("Grantee"), all the real property located in Shelby County, Alabama and legally described on **Exhibit A** attached hereto and incorporated herein, together with all easements and appurtenances thereto (the "Property").

TO HAVE AND TO HOLD the said Property unto Grantee, its successors and assigns forever subject to the exceptions shown on **Exhibit B** attached hereto and incorporated herein.


IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 3rd day of November, 2014.

GRANTOR:

**THE INDUSTRIAL DEVELOPMENT
BOARD OF THE CITY OF CALERA**, an
Alabama public corporation

By: *W. D. Mitchell*

Its: CHAIRMAN


20141114000358660 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
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STATE OF Alabama)

COUNTY OF Shelby)

I, Lana E. Jones, a Notary Public in and for said county in said state, hereby certify that Wm. M. Schroeder, whose name as Chairman of the INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CALERA, an Alabama corporation, 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 officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 3rd day of November, 2014.

Lana E. Jones
Notary Public

[NOTARIAL SEAL]

My commission expires **MY COMMISSION EXPIRES MAY 1, 2018**




20141114000358660 2/5 \$27.00
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EXHIBIT A
DESCRIPTION OF PROPERTY

A parcel of land situated in part of Section 20 and 21, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:


Commence at the Southwest corner of Section 21, Township 22 South, Range 2 West, and run in a Northerly direction along the West line of said Section a distance of 755.27 feet to the Northwestern right-of-way line of the Southern Railroad, being the point of beginning; thence 69 degrees 09 minutes right in a Northeasterly direction along said right-of-way, a distance of 292.32 feet; thence 00 degrees 01 minutes right in a Northeasterly direction a distance of 2,064 feet; thence 86 degrees 46 minutes left in a Northwesternly direction a distance of 175.28 feet to the Southerly right-of-way line of Woodbine Avenue; thence 93 degrees 14 minutes left in a Southwesterly direction along said right-of-way line a distance of 185.00 feet; thence 114 degrees 40 minutes right in a Northerly direction a distance of 454.68 feet; thence 90 degrees 00 minutes left in a Westerly direction a distance of 643.51 feet; thence 19 degrees 45 minutes 20 seconds right in a Northwesternly direction a distance of 54.95 feet; thence 70 degrees 14 minutes 40 seconds right in a Northerly direction a distance of 440.00 feet; thence 45 degrees 00 minutes left in a Northwesternly direction a distance of 200.00 feet; thence 45 degrees 00 minutes left in a Westerly direction a distance of 493.74 feet; thence 45 degrees left in a Southwesterly direction a distance of 329.67 feet to the Easterly right-of-way line of 18th Street; thence 45 degrees left in a Southerly direction along said right-of-way line a distance of 484.27 feet; thence 90 degrees right in a Westerly direction a distance of 260.00 feet; thence 90 degrees right in a Northerly direction a distance of 51.53 feet; thence 90 degrees left in a Westerly direction a distance of 435.34 feet; thence 90 degrees 08 minutes left in a Southerly direction a distance of 556.79 feet; thence 90 degrees 08 minutes right in a Westerly direction a distance of 450.94 feet; thence 90 degrees left in a Southerly direction a distance of 304.00 feet; thence 90 degrees right in a Westerly direction a distance of 310.87 feet; thence 108 degrees 08 minutes 50 seconds left in a Southeasterly direction a distance of 293.40 feet; thence 03 degrees 21 minutes 20 seconds right in a Southeasterly direction a distance of 203.00 feet; thence 07 degrees 16 minutes 30 seconds left in a Southeasterly direction a distance 210.18 feet; thence 02 degrees 18 minutes 40 seconds left in a Southeasterly direction a distance of 95.74 feet; thence 90 degrees 19 minutes 20 seconds left in a Northeasterly direction a distance of 357.29 feet; thence 90 degrees 01 minutes right in a Southeasterly direction a distance of 210.01 feet to said Northwesternly right-of-way line of the Southern Railroad; thence 90 degrees left in a Northeasterly direction along said right-of-way line a distance of 480.14 feet to the point of beginning; being situated in Shelby County, Alabama.

All being situated in Shelby County, Alabama.


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**EXHIBIT B
TO STATUTORY WARRANTY DEED
PERMITTED EXCEPTIONS**

1. The lien for ad valorem taxes for 2014 and subsequent years.
2. All matters of record affecting the subject Property.
3. All matters that might be disclosed by an accurate and complete, current survey of the subject Property.
4. Mineral and mining rights not owned by the Grantor, if any.


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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 The Industrial Development
Mailing Address Board of the City of Calera
10947 Highway 25
Calera, Alabama 35040

Grantee's Name Southern Rail Services, Inc.
Mailing Address PO Box 1107
1480 Woodbine Avenue
Calera, AL 35040

Property Address 1480 Woodbine Avenue
Calera, AL 35040

Date of Sale November 10, 2014

Total Purchase Price \$

or

Actual Value \$ 4,250,000

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 11/11/14

Print Haines A. O'Neil

☒ Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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