


THIS INSTRUMENT PREPARED BY:
Gregory K. Mixon, Esq.
Mixon Firm, LLC
Two Perimeter Park South
Suite 430W
Birmingham, Alabama 35242

Send Tax Notice To:
Stella-Jones Corporation
Two Gateway Center, Suite 1000
603 Stanwix Street
Pittsburgh, PA 15222

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20141126000372290 1/6 \$1829.00
Shelby Cnty Judge of Probate, AL
11/26/2014 08:20:32 AM FILED/CERT

STATUTORY WARRANTY DEED

November **THIS IS A STATUTORY WARRANTY DEED** executed and delivered this 24 day of ~~May~~, 2014, by BOATRIGHT RAILROAD PRODUCTS, INC., formerly known as Seaman Timber Company, Inc., an Alabama corporation (hereinafter referred to as the “Grantor”), to STELLA-JONES CORPORATION, a Delaware corporation (hereinafter referred to as the “Grantee”).

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of One Million Eight Hundred Thousand and No/Dollars (\$1,800,000.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the “Property”);

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

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

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor’s Name and Mailing Address: Grantee’s Name and Mailing Address:

Boatright Railroad Products, Inc.
31 Inverness Center Parkway
Suite 120
Birmingham, AL 35242

Stella-Jones Corporation
Two Gateway Center, Suite 1000
603 Stanwix Street
Pittsburgh, PA 15222

Property Address: 1051 Highway 25 South, Montevallo, AL 35115

Purchase Price: \$1,800,000.00

The Purchase Price of the Property can be verified by the closing statement.

Shelby County, AL 11/26/2014
State of Alabama
Deed Tax: \$1800.00

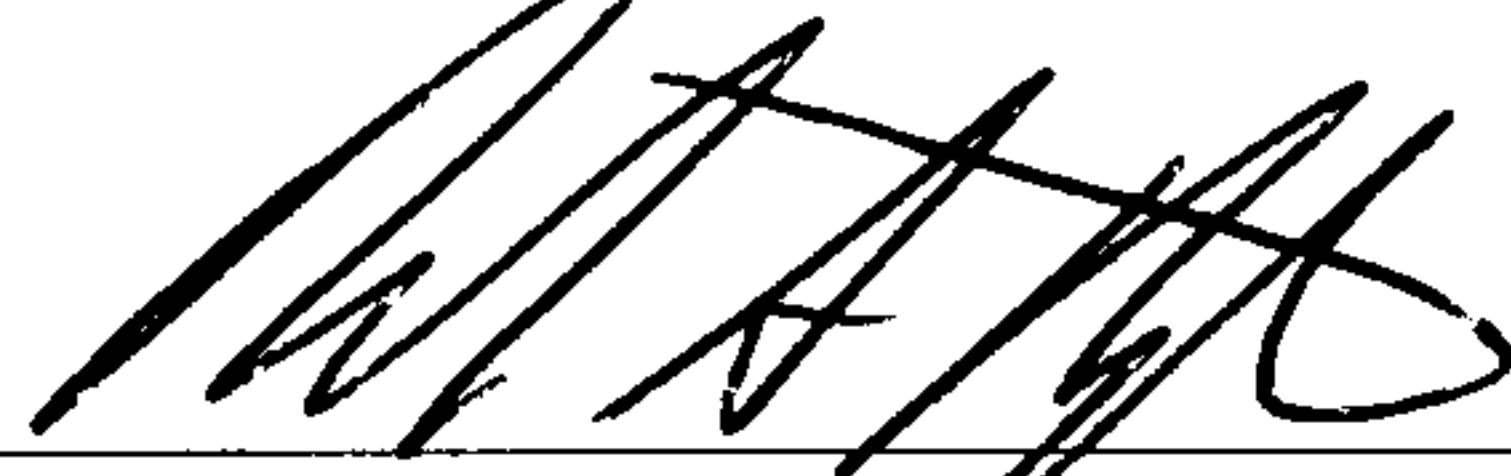


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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:


**BOATRIGHT RAILROAD PRODUCTS, INC.,
 f/k/a Seaman Timber Company, Inc.**

By: 
 Name: Rush Shane Boatright
 Title: Chairman and Chief Executive Officer

STATE OF ALABAMA)
 :
Shelby COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Rush Shane Boatright, whose name as Chairman and Chief Executive Officer of Boatright Railroad Products, Inc., f/k/a Seaman Timber Company, Inc., 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.


Given under my hand and official seal this 21st day of May, 2014.


 Notary Public

[NOTARIAL SEAL]

My commission expires: 8/13/16

EXHIBIT A
LAND DESCRIPTION


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Lot 1, according to the Survey of Boatright Railroad Products Plat No. 1, as recorded in Map Book 44, Page 53 in the Probate Office of Shelby County, Alabama.

FORMERLY KNOWN AS

TRACT I:

A parcel of land located in the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 18, and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 17, all in Township 24 North, Range 12 East, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 18 and run North 89 degrees 02 minutes East along the North boundary 1336.26 feet to an iron pin; thence run North 49 degrees 27 minutes East 62.37 feet to an iron pin; thence run South 85 degrees 24 minutes East 1188.35 feet to an iron pin; thence run South 31 degrees 12 minutes 39 seconds East 67.21 feet to an iron pin at the intersection of the Southeast right of way of the Norfolk Southern Railroad (100 foot right of way); thence run South 38 degrees 21 minutes 21 seconds West along said right of way 316.15 feet to an iron pin; thence run along the arc of a curve to the left of a railroad spur, said arc having a cord bearing of South 0 degrees 14 minutes 15 seconds West and a cord distance of 133.49 feet to an iron pin; thence run South 62 degrees 16 minutes 06 seconds East 55.06 feet to an iron pin; thence run South 15 degrees 05 minutes 32 seconds East 131.37 feet to an iron pin; thence run South 0 degrees 28 minutes 03 seconds East 69.73 feet to an iron pin; thence run South 19 degrees 03 minutes 24 seconds East 508.14 feet to an iron pin at the intersection of the approximate North right of way of Alabama Highway No. 25; thence run in a Westerly direction along the arc of a curve to the right, said curve having a cord bearing of North 86 degrees 42 minutes 25 seconds West and a cord distance of 659.17 feet; thence run North 71 degrees 22 minutes 19 seconds West along said right of way 447.61 feet to the point of beginning of a curve to the left of said right of way, said curve having a cord bearing of North 77 degrees 35 minutes 52 seconds West, a cord distance of 674.23 feet to the point of beginning of a curve to the left, said curve having a cord bearing of South 78 degrees 32 minutes 17 seconds West, a cord distance of 895.41 feet to the intersection of the West boundary of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence run North 02 degrees 04 minutes 36 seconds West along said boundary 1026.54 feet to the point of beginning.

Less and Except any portion conveyed to the State of Alabama in Instrument #20060831000429130.

Less and Except the West 60 feet of the above described tract, said exception being a 60 foot access easement adjoining the West boundary of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ being uniform in width.

TRACT II:

Parcel I:

A parcel of land located in the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, Section 18, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ - Northeast $\frac{1}{4}$ and run North 89 degrees 02 minutes East along the South boundary 1155.09 feet to the point of beginning; thence continue on the same line 181.17 feet to an iron pin; thence run North 49 degrees 27 minutes East 52.64 feet; thence run North 89 degrees 05 minutes 34 seconds West 67.59 feet; thence run South 77 degrees 48 minutes 53

West 116.01 feet; thence run South 82 degrees 46 minutes 56 seconds West 41.66 feet; thence run South 07 degrees 38 minutes 46 seconds East 8.73 feet to the point of beginning.

Parcel II:

A parcel of land located in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 18, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and run North 89 degrees 02 minutes East along the South boundary 1336.26 feet to an iron pin; thence run North 49 degrees 27 minutes East 62.37 feet to an iron pin; thence run South 85 degrees 24 minutes East 87.33 feet to the point of beginning; thence run South 89 degrees 46 minutes 50 seconds East 484.34 feet; thence run North 81 degrees 12 minutes 49 seconds East 519.28 feet; thence run North 84 degrees 15 minutes 02 seconds East 77.86 feet; thence run South 77 degrees 11 minutes 36 seconds East 26.86 feet; thence run South 47 degrees 34 minutes 50 seconds East 57.41 feet to the intersection of the Northwest right of way of the Norfolk Southern Railroad; thence run South 41 degrees 27 minutes 59 seconds West along said right of way 164.58 feet; thence run North 85 degrees 24 minutes West 1037.51 feet to the point of beginning.

Situated in Shelby County, Alabama.



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EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes or assessments for 2014 and subsequent years and not yet due and payable.
2. Any prior reservation or conveyance, together with releases of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
3. 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 Deed Book 155, Page 57 and Deed Book 155, Page 59.
4. Notice regarding Restrictions on Use as set out in instrument recorded in the Probate Office of Shelby County, Alabama, in Real Property Book 162, Page 673.
5. Easement or Right of Way granted to Alabama Power Company as set out in instrument(s) recorded in Real Property Book 167, Page 430.
6. Line Permits to Alabama Power Company, a corporation, recorded in the probate office of Shelby County, Alabama, as follows: in Deed Book 99, Page 85; in Deed Book 99, Page 86; Deed Book 136, Page 325; and Deed Book 224, Page 178.
7. Right of Way in favor of South Central Bell Telephone Company by instrument(s) recorded in Deed Book 254, Page 251.
8. Right of Way Deed and Easement to Brierfield Coal and Iron Company recorded in the probate Office of Shelby County, Alabama, in Deed Book 5, Page 734.
9. Right of Way Deed to Shelby County, Alabama, recorded in the probate Office of Shelby County, Alabama, in Deed Book 74, Page 96.
10. Terms and Conditions Declaration of Easements in Instrument # 20081124000447870 and Instrument # 20081124000447860.
11. Rights and Right of Way for Railroad.
12. Unrecorded license for 5 foot water line easement.
13. Those matters shown on survey of Roger Moore dated May 15, 2014:
 - a. Encroachment of metal building, fuel, boiler, bridge mill, fence, into right of way of Norfolk Southern Railroad; and over property lines
 - b. Railroad spurs
14. Use Restriction as set out in deed recorded in Instrument #20081124000447850.

Real Estate Sales Validation Form

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

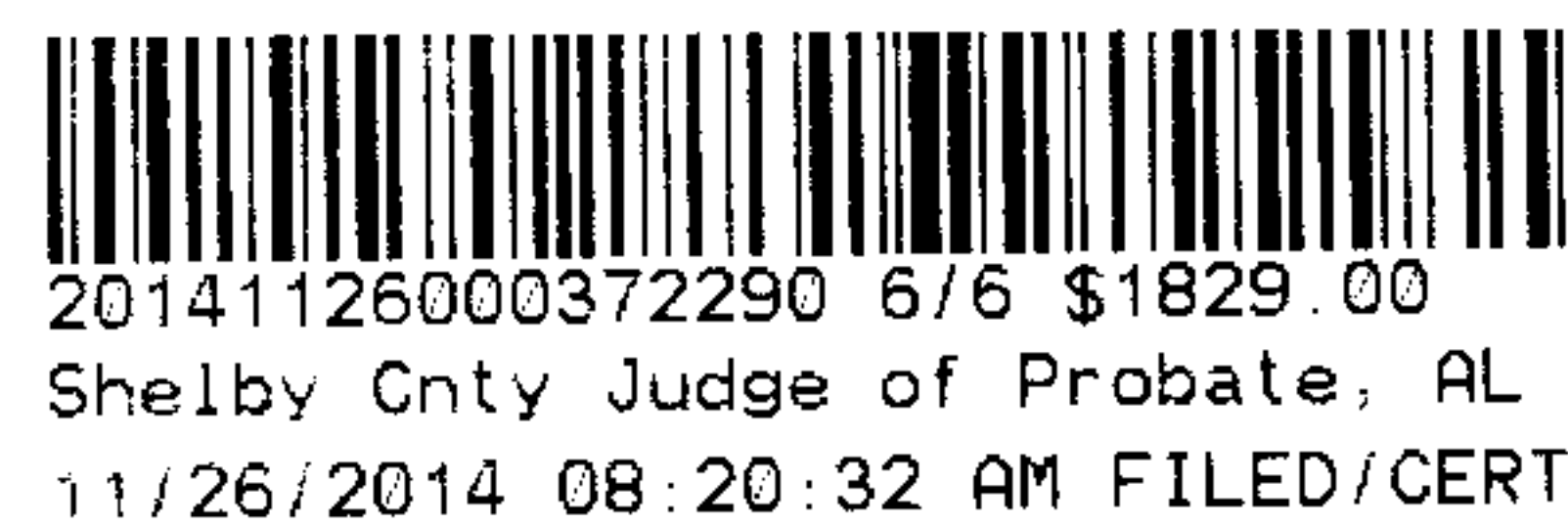
Grantor's Name Boatright Railraod Products, Inc.
Mailing Address 31 Inverness Ctr Parkway, Suite 120
Birmingham, AL 35242

Grantee's Name Stella-Jones Corporation
Mailing Address Two Gateway Center, Suite 1000
603 Stanwix Street
Pittsburgh, PA 15222

Property Address 1051 Highway 25 South
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ 1,800,000.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 Rush Shane Boatright

☐ Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1