

THIS INSTRUMENT WAS PREPARED BY:
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Shelby County, AL 04/13/2015
State of Alabama
Deed Tax: \$48.50

SEND TAX NOTICE TO:
Seabrier Farm, LLC
1 Highway 25
Brierfield, AL 35035

STATUTORY WARRANTY DEED

IN CONSIDERATION of One & no/100 Dollars (\$1.00) and other good and valuable consideration paid to Boatright Railroad Products, Inc., F/K/A Seaman Timber Company, Inc., an Alabama corporation, ("Grantor") by Pine Trees, LLC, an Alabama limited liability company ("Grantee"), Grantor does grant, bargain, sell and convey unto Grantee the following described real estate situated in, Shelby County, Alabama to-wit:

A parcel of land located in the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, Section 18, and a portion of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 7, all Township 24 North, Range 12 East, Shelby County, Alabama, described as follows:

Commence at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 18 and run North 02 degrees 19 minutes 05 seconds West along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 444.06 feet to an iron pin, said point being the point of beginning; thence continue on the same line 2246.87 feet to a fence corner post; thence run South 88 degrees 04 minutes 35 seconds West along a fence line 1329.26 feet to a fence corner post; thence run North 02 degrees 31 minutes 36 seconds West along a fence line 993.62 feet to a fence post at the South bank of Shoal Creek; thence run South 89 degrees 26 minutes 14 seconds West 20.01 feet along said bank to an iron pin; thence run South 02 degrees 31 minutes 36 seconds East 1053.13 feet to an iron pin in the centerline of an old road; thence run South 89 degrees 59 minutes 28 seconds West along said centerline 147.82 feet; thence run North 85 degrees 10 minutes 16 seconds West along said centerline 76.18 feet; thence run South 57 degrees 57 minutes 56 seconds West along said centerline 37.90 feet to an iron pin; thence run South 11 degrees 54 minutes 28 seconds West along said centerline 125.54 feet; thence run South 25 degrees 38 minutes 16 seconds West along said centerline 50.45 feet; thence run South 27 degrees 17 minutes 04 seconds West along said centerline 49.0 feet; thence run South 06 degrees 15 minutes 58 seconds West along said centerline 30.0 feet; thence run South 20 degrees 02 minutes 02 seconds East along said centerline 30.0 feet; thence run South 38 degrees 49 minutes 06 seconds East along said centerline 55.77 feet to an iron pin; thence run South 02 degrees 09 minutes 01 second East along a wire fence 441.38 feet; thence run South 43 degrees 20 minutes 16 seconds East along said fence 160.88 feet; thence run North 87 degrees 59 minutes 26 seconds East along said fence 412.36 feet to an iron pin in the centerline of a gravel road; thence run North 15 degrees 53 minutes 19 seconds East along said centerline 307.04 feet to an iron pin; thence run North 03 degrees 25 minutes 39 seconds East along said centerline 68.80 feet; thence run North 0 degrees 00 minutes East 137.28 feet along said centerline; thence run North 08 degrees 48 minutes 41 seconds East along said centerline 95.14 feet; thence run North 15 degrees 04 minutes 53 seconds East along said centerline 61.30 feet; thence run North 16 degrees 53 minutes 34 seconds East along said centerline 86.12 feet; thence run North 06 degrees 07 minutes 48 seconds East along said centerline 51.18 feet; thence run North 25 degrees 17 minutes 13 seconds West along said centerline 43.44 feet to an iron pin; thence run North 59 degrees 09 minutes 03 seconds West along said centerline 53.61 feet; thence run North 83 degrees 05 minutes 57 seconds West along said centerline 85.62 feet; thence run North 88 degrees 27 minutes 21 seconds West along said centerline 234.68 feet to an iron pin; thence run North 02 degrees 31 minutes 36 seconds West 39.33 feet to an iron pin; thence run North 88 degrees 04 minutes 35 seconds East 1309.18 feet to an iron pin; thence run South 02 degrees 19 minutes 05 seconds East 2232.64 feet to an iron pin; thence run North 71 degrees 56 minutes 57 seconds East 20.78 feet to the point of beginning.

SUBJECT TO:

(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records;

(b) Proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

(c) Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

(d) Easements, liens or encumbrances, or claims thereof, not shown by the public records and not created by Boatright since February 2, 2007.

(e) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by public records.

(f) Any mining or mineral rights leased, granted or retained by owners before Grantor.

(g) Taxes or assessments for the current tax year and subsequent years not yet due and payable.

(h) Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Real Volume 167, Page 436; Deed Book 99, Page 85; Deed Book 99, Page 86; Deed Book 127, Page 329; Deed Book 127, Page 329; Deed Book 127, Page 508; Deed Book 133, Page 583; Deed Book 136, Page 326, and Deed Book 147, Page 95.

(i) Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Book 254, Page 251.

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

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this the 7th day of April, 2015.

GRANTOR: Boatright Railroad Products, Inc.

By: John Steven Bookout
Its: VP + CFO


STATE OF Alabama
COUNTY OF Shelby

I, Beth Drennen, a notary public in and for said County and State, hereby certify that John Steven Bookout, whose name as VP + CFO of **Boatright Railroad Products, Inc.**, an Alabama corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, 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 7th day of April, 2015.

Beth Drennen
Notary Public

My Commission Expires: 8/13/16


20150413000117980 2/3 \$68.50
Shelby Cnty Judge of Probate, AL
04/13/2015 01:33:16 PM FILED/CERT

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 Railroad Products, Inc.
Mailing Address P.O. Box 372
Montevallo, AL 35115

Grantee's Name Pine Trees, LLC
Mailing Address # 1 Highway 25
Brierfield, AL 35035

Property Address Parcels:
36 4 18 0 000 002.000
36 3 07 0 000 003.000



20150413000117980 3/3 \$68.50
Shelby Cnty Judge of Probate, AL
04/13/2015 01:33:16 PM FILED/CERT

Date of Sale March 31, 2015
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 48,470

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)

- | | |
|--------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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 April 7, 2015

Boatright Railroad Products, Inc., By: John Steven
Print Bookout, Its: Vice President and CFO

Unattested

(verified by)

Sign

John Steven Bookout

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1