

**PROPERTY ADDRESS:**

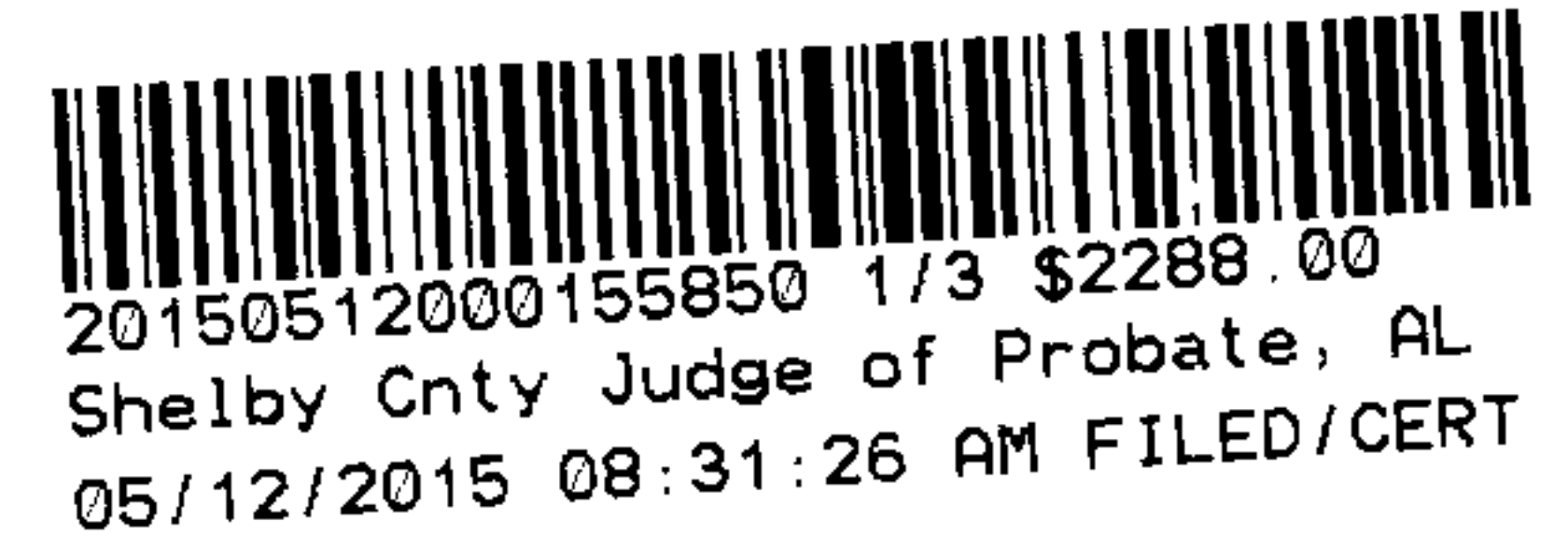
Approximately 478 Acres located in Sections  
21, 22 and 27 Shelby County, Alabama  
[Accuracy of address is not warranted]

**SEND TAX NOTICE TO:**

KAU Land Holdings, LLC  
4848 Highway 11  
Pelham, AL 35124

**THIS INSTRUMENT WAS PREPARED BY:**

Sylvion S. Moss, Esq.  
Galloway, Scott, Moss & Hancock, LLC  
2200 Woodcrest Place, Suite 310  
Birmingham, AL 35209  
205.949.5580



**WARRANTY DEED**

STATE OF ALABAMA )  
:  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

THAT in consideration of the sum of TWO MILLION TWO HUNDRED SIXTY-SEVEN THOUSAND SEVEN HUNDRED FIFTY-THREE and 00/100 Dollars(\$2,267,753.00) in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **THE WESTERVELT COMPANY, INC. fka Gulf States Paper Corporation**, a Delaware corporation, whose mailing address is 1400 Jack Warner Parkway NE, Tuscaloosa, Alabama 35404 (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **KAU LAND HOLDINGS, LLC**, an Alabama limited liability company whose mailing address is 4848 Highway 11, Pelham, Alabama 35124 (hereinafter referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama:

**PARCEL I**

The South 1/2 of the NW 1/4; the SW 1/4 of the NE 1/4, and the SW 1/4 of Section 22, Township 20 South, Range 2 West. LESS AND EXCEPT: A parcel of land located in the West Half of Section 22, Township 20 South, Range 2 West, in Shelby County, Alabama, containing Two (2.00) Acres and being more particularly described as follows: Start at a Concrete Monument accepted to mark the Southwest corner of Section 22 and run North 2 degrees 02 minutes 12 seconds East (Assumed) and along the Western Boundary of said Section 22 for a distance of 2279.28 feet to a 1/2" rebar set, said rebar being the Point-of-Beginning; thence continue in a Northerly direction along the Western Boundary of said Section 22 for a distance of 330.00 feet to a 1/2" rebar set; thence with a deflection angle of 48 degrees 47 minutes to the right, run in a Northeasterly direction for a distance of 350.00 feet to a 1/2" rebar set; thence with a deflection angle of 131 degrees 13 minutes to the right, run in a Southerly direction for a distance of 330.00 feet to a 1/2" rebar set; thence with a deflection angle of 48 degrees 47 minutes to the right, run in a Southwesterly direction for a distance of 350.00 feet to the Point-of-Beginning. Situated in Shelby County, Alabama.  
Parcel ID #14-5-22-0-000-002.000

**PARCEL II:**

The SE 1/4 of the SE 1/4 of Section 21, Township 20 South, Range 2 West. Situated in Shelby County, Alabama.

Parcel ID #14-5-21-4-001-003.000

**PARCEL III:**

The NW 1/4 of Section 27, Township 20 South, Range 2 West. Situated in Shelby County, Alabama.

Parcel ID #14-8-27-0-000-002.000

**SUBJECT TO:**

1. Ad Valorem taxes for 2016 and subsequent years not yet due and payable.
2. Right of way granted to Colonial Pipeline Company as recorded in Deed Book 224, Page 477, in the Probate Office of Shelby County, Alabama.
3. Grantee acknowledges that the property does not have ingress or egress access to a public road.
4. Riparian and other rights created by the fact that the property fronts on a creek.

Grantor hereby specifically reserves unto itself, its successors or assigns, all oil, gas, minerals, greenhouse gases, and mineral and mining rights that it may own and the right to sequester carbon and other greenhouse gases on the Property.

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

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor, its successors and assigns will warrant and defend the above-described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor by the undersigned who is authorized to execute this conveyance, hereunto set his hand and seal on this 30<sup>th</sup> day of April, 2015.

THE WESTERVELT COMPANY, INC.  
fka Gulf States Paper Corporation,  
a Delaware corporation

By: James J. King, Jr. (SEAL)  
James J. King, Jr.  
Its: Vice President

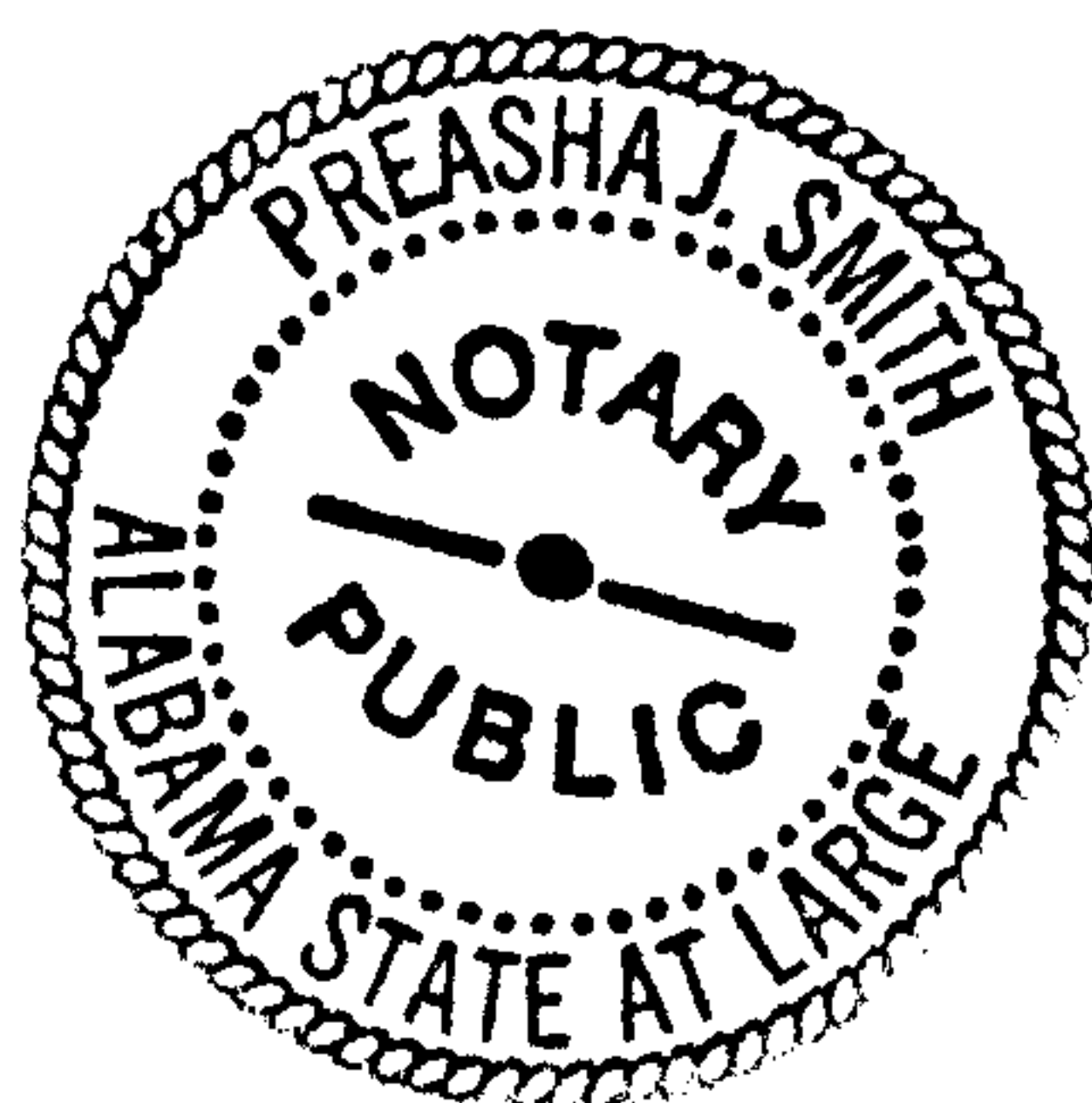


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Shelby Cnty Judge of Probate, AL  
05/12/2015 08:31:26 AM FILED/CERT

STATE OF ALABAMA )  
:  
Tuscaloosa COUNTY )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that James J. King, Jr., whose name as Vice President of The Westervelt Company, Inc. fka Gulf States Paper Corporation, a Delaware 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 as and for the act of said corporation.

Given under my hand and official seal this 30<sup>th</sup> day of April, 2015.



Preasha J. Smith

NOTARY PUBLIC

My commission expires: 11/23/15

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