


STATE OF ALABAMA
COUNTY OF SHELBY


20151002000346120 1/4 \$218.50
Shelby Cnty Judge of Probate, AL
10/02/2015 01:44:35 PM FILED/CERT

Send tax notice to:
Jesse Creek Mining, LLC
1615 Kent Dairy Road
Alabaster, Alabama 35007

SPECIAL (STATUTORY) WARRANTY DEED
R.E. No. CH CH01 (CB 6053 Part & 6054 Part)

THIS INDENTURE, made this 21ST day of SEPTEMBER, 2015, between **CAHABA FORESTS, LLC**, a Delaware limited liability company, having an address c/o Hancock Natural Resource Group, Inc., 99 High Street, 26th Floor, Boston, Massachusetts 02110-2320 (Grantor), and **JESSE CREEK MINING, LLC**, a Delaware limited liability company, having an address at 1615 Kent Dairy Road, Alabaster, Alabama 35007 (Grantee).

WITNESSETH, that the Grantor, for the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, to it paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following land and the standing timber thereon (Premises), situated in the County of Shelby, and State of Alabama, being more particularly described as follows; to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND
BY THIS REFERENCE MADE A PART HEREOF)

The Premises described hereunder are hereby conveyed "as is," by the tract and not by the acre, the acreage not being guaranteed by the Grantor, and are also conveyed subject to all outstanding mineral rights or reservations, oil, gas or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights of way, easements; and any matters which could be disclosed by an accurate, current survey or inspection of said Premises.

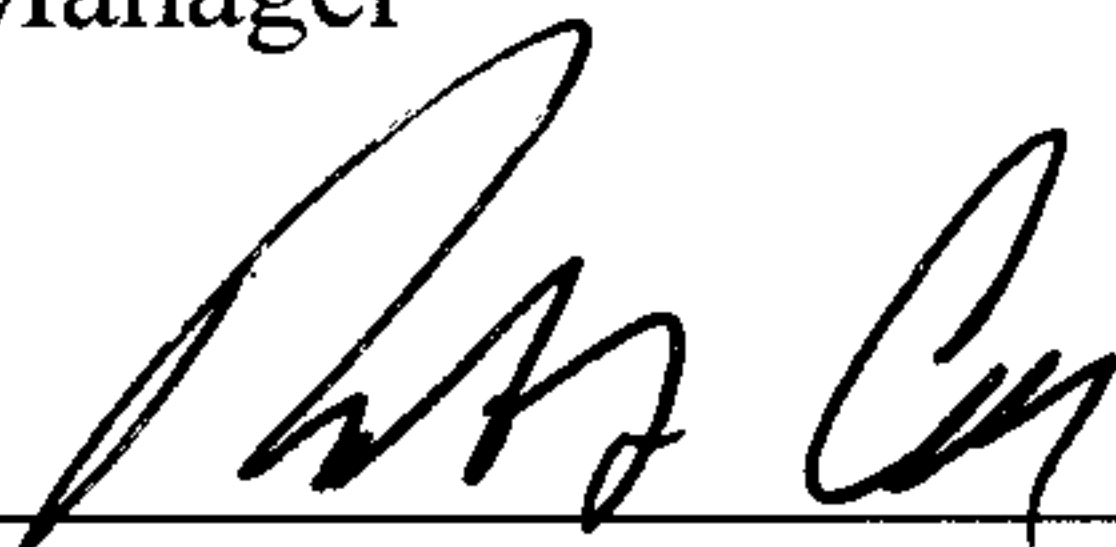
TO HAVE AND TO HOLD the above-described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns, forever.

Shelby County, AL 10/02/2015
State of Alabama
Deed Tax: \$195.50

IN WITNESS WHEREOF, the Grantor has executed the foregoing deed as of the day and year first-above written.

CAHABA FORESTS, LLC


By: Hancock Natural Resource Group, Inc.,
Its Manager

By 

Name: Robert Cassell
Its: Vice President

[Seal with HNRGI Seal]


ATTEST:


Ann Hardin (Assistant) Secretary

STATE OF NORTH CAROLINA)
) ss
COUNTY OF MECKLENBURG)

I, Megan Smith, a Notary Public in and for said County and State, hereby certify that Robert Cassell, whose name as Vice President of Hancock Natural Resource Group, Inc., a Delaware corporation, the Manager of Cahaba Forests, LLC, a Delaware limited liability company, is signed to the foregoing instrument and who is known to me (or satisfactorily proven), acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily (on the day the same bears date) on behalf of such entities for and as the act of said entities.

Given under my hand and official seal on this 21st day of September, 2015.


Notary Public
My commission expires: June 11, 2020

Prepared by:

Mr. Timothy D. Davis
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Note: Section 16, Township 21 South, Range 4 West, Shelby County, Alabama.

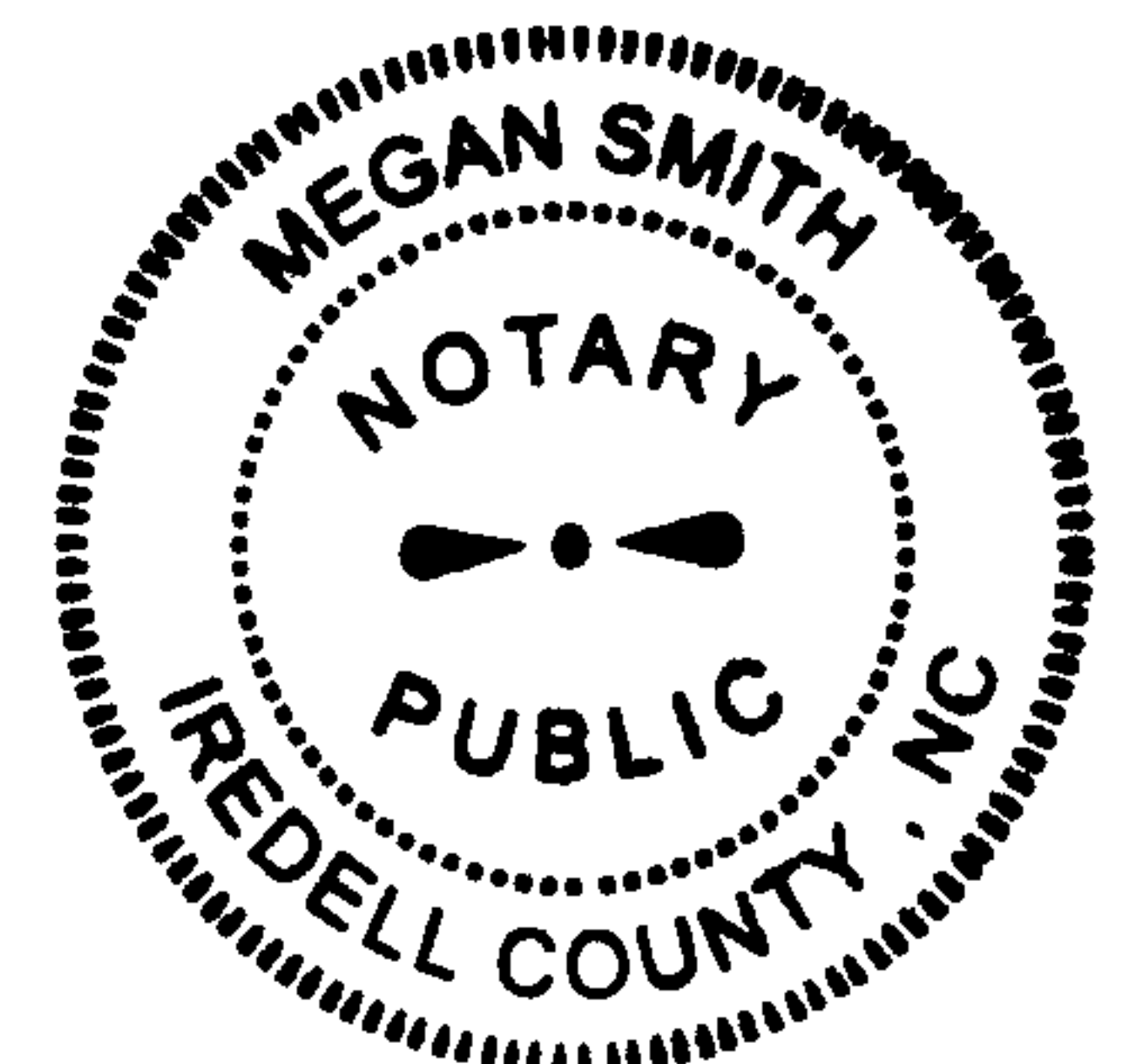


EXHIBIT "A"
Legal Description

The following described property situated in Shelby County, Alabama (and said property being more particularly described by survey on Exhibit "A-1" attached hereto):

Township 21 South, Range 4 West, Shelby County, Alabama

Section 16: The Northwest Diagonal One Half of the Northeast Quarter of the Southeast Quarter (NW1/2 of the NE1/4 of the SE1/4) Lying South of Piney Woods Creek;

The Southwest Quarter of the Southeast Quarter (SW1/4 of the SE1/4);

The Northwest Quarter of the Southeast Quarter (NW1/4 of the SE1/4);

The Southeast Diagonal One Half of the Southeast Quarter of the Southwest Quarter (SE1/2 of the SE1/4 of the SW1/4).

For Information Only: Tax ID Number 24-5-16-0-000-001.000 Part

Being a portion of the premises conveyed to Grantor by deed, dated February 10, 2000, recorded in the Probate Office of Shelby County, Alabama, in Instrument No. 2000-04451, as corrected in corrective deed recorded in Instrument No. 2001-21744.



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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 Cahaba Forests, LLC
Mailing Address c/o Hancock Forest Management Group, Inc.
99 High Street, 26th Floor
Boston, MA 02110-2320

Grantee's Name Jesse Creek Mining, LLC
Mailing Address 1615 Kent Dairy Road
Alabaster, AL 35007

Property Address No assigned address - 107.5+/- acres of rural land
located in Section 16, Township 21 South, Range 4 West,
Shelby County, Alabama

Date of Sale October 2, 2015
Total Purchase Price \$ 195,220.00
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 Timothy D. Davis, Attorney for Grantor

Unattested _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



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Print Form

Form RT-1