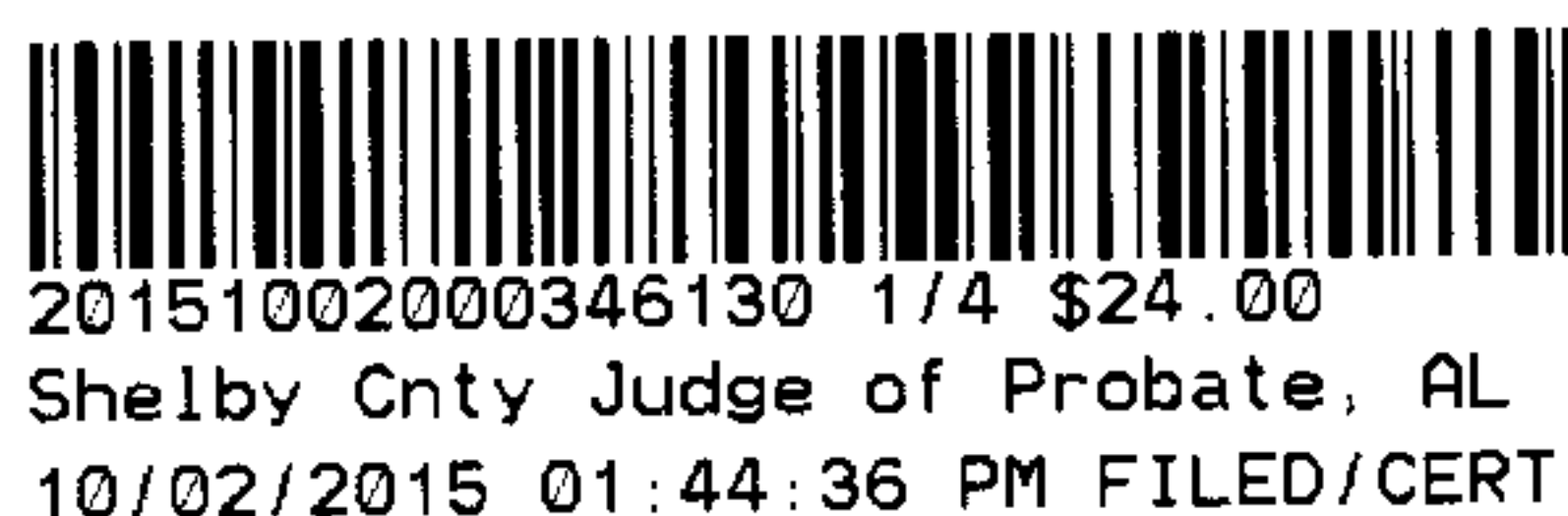


THIS QUIT CLAIM DEED IS BEING DELIVERED FOR NO CONSIDERATION FOR THE PURPOSE OF SPECIFICALLY PROVIDING THE SURVEY LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY GRANTOR TO GRANTEE PURSUANT TO WARRANTY DEED BEING DELIVERED SIMULTANEOUSLY HEREWITH AND PERFECTING TITLE.

THIS QUIT CLAIM DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTEE. NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.



Send Tax Notice to:
Jesse Creek Mining, LLC
1615 Kent Dairy Road
Alabaster, Alabama 35007

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

QUIT CLAIM DEED
R.E. NO. CH CH01 (CB 6053 Part & 6043 Part)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and No/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned

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,

(hereinafter referred to as "Grantor"), in hand paid by

JESSE CREEK MINING, LLC, a Delaware limited liability company,
having an address at 1615 Kent Dairy Road, Alabaster, Alabama 35007,

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **REMISE, RELEASE AND QUIT CLAIM** unto the said Grantee all of Grantor's right, title, and interest and claim in and to that certain parcel of real property situated in Shelby County, Alabama, and more particularly described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD to the said Grantee forever.

NOTE: The real property description set forth on the attached Exhibit "A" is a surveyed legal description of what is purportedly the same real property being conveyed by Grantor to Grantee pursuant to that certain Statutory (Special) Warranty Deed from Grantor to Grantee dated of even date herewith (the "Warranty Deed"). **Said real property is unimproved land having no property address, and no additional consideration is being paid for the delivery of this Quitclaim Deed, all consideration from the Grantee to the Grantor being paid in connection with the delivery of the Warranty Deed.**

- Remainder of Page Intentionally Left Blank -
Signature Page Follows -

IN WITNESS WHEREOF, the Grantor has executed the foregoing deed on this 21st day of September, 2015.

CAHABA FORESTS, LLC

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

By: 

Name: Robert Cassell
Its: Manager

[Seal with HNRGI Seal]

ATTEST:

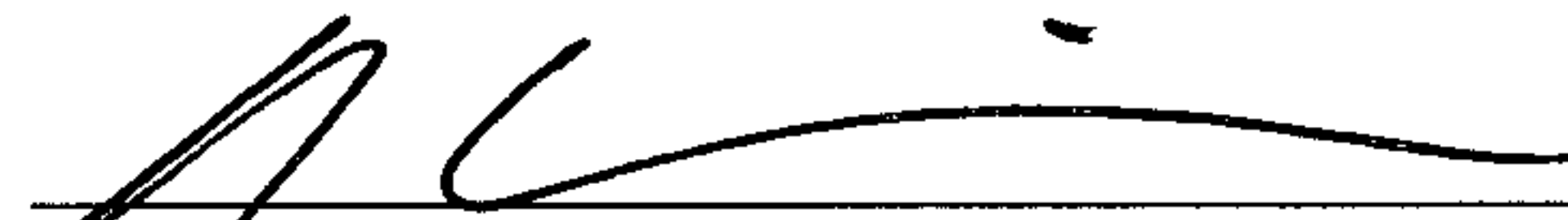

Ann Hardin (Assistant) Secretary

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.

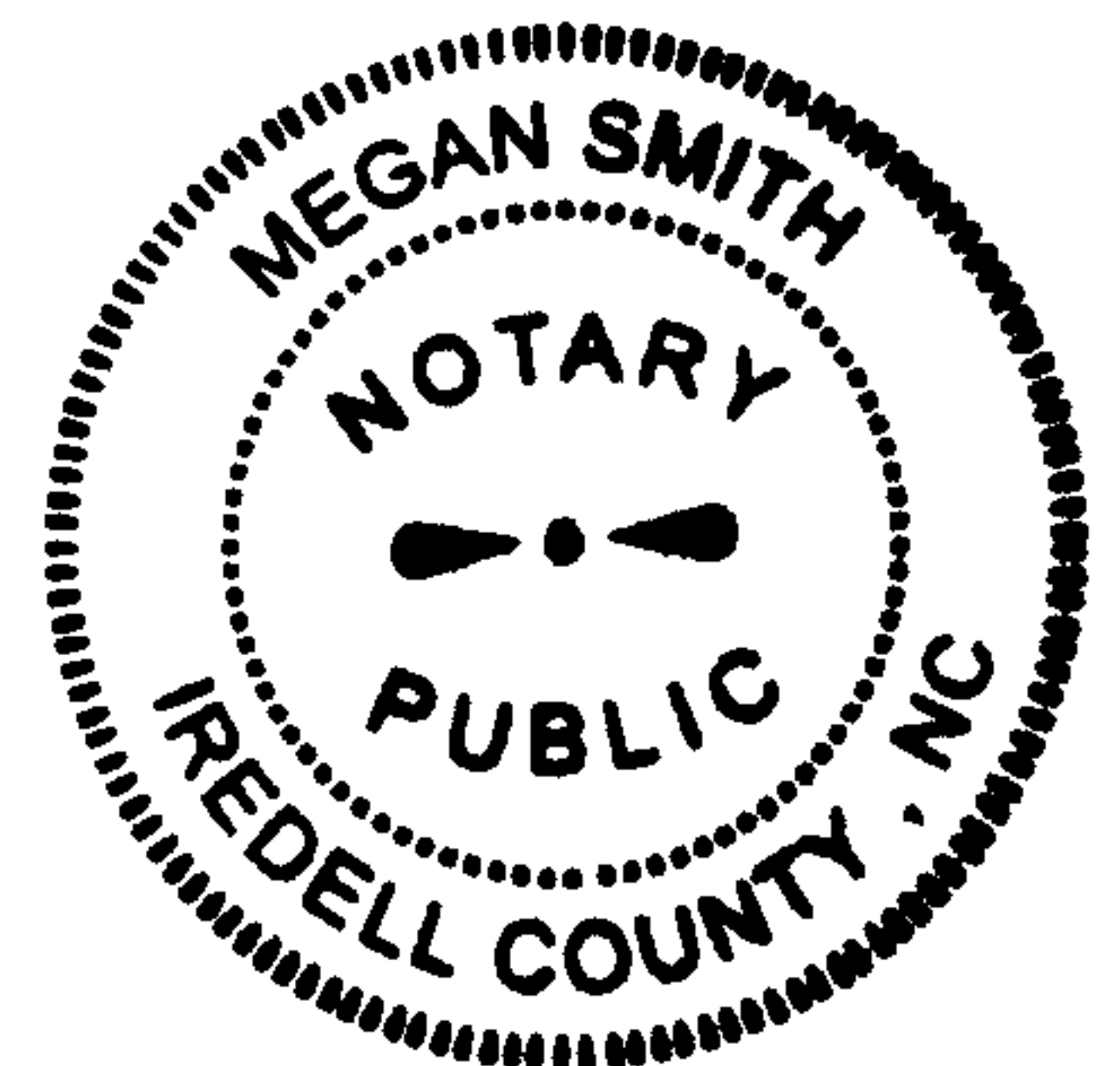
[NOTARIAL SEAL]


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.




20151002000346130 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
10/02/2015 01:44:36 PM FILED/CERT

EXHIBIT "A"

REAL PROPERTY SURVEY LEGAL DESCRIPTION

Parcel 1

A parcel of land being situated in the SE ¼ and the SW ¼ of Section 16, Township 21 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 3" capped pipe at the NE corner of the NE ¼ of the SE ¼ of Section 16, Township 21 South, Range 4 West, and run in a Southwesterly direction along the diagonal of said ¼ - ¼ section for a distance of 169.88 feet to the POINT OF BEGINNING, said point being an iron pin set at the intersection of the diagonal of said ¼ - ¼ section and the Northern Bank of Piney Woods Creek; thence continue in a Southwesterly direction along the diagonal of said ¼ - ¼ section for a distance of 1685.25 feet to a point, said point being a McGehee Engineering iron pin at the SW corner of the NE ¼ of the SE ¼ of said Section 16; thence turn an angle left of 45°58'40" and run in a Southerly direction along the East line of the SW ¼ of the SE ¼ of said Section 16 for a distance of 1321.56 feet to a point, said point being the SE corner of the SW ¼ of the SE ¼ of said Section 16; thence turn an angle right of 90°55'49" and run in a Westerly direction along the South line of said Section 16 for a distance of 1911.10 feet to a point, said point being an iron pin set at the intersection of the Southeasterly right-of-way line of the Norfolk Southern Railroad and the South line of the SE ¼ of the SW ¼ of said Section 16; thence leaving the previously described ¼ - ¼ section line, turn an angle to the right of 123°08'21" and run in a Northeasterly direction along said right-of-way line of Norfolk Southern Railroad for a distance of 1634.86 feet to a point, said point being an iron pin set at the point of beginning of a curve to the right having a radius of 1382.69 feet and a central angle of 11°07'47" thence run in a Northeasterly direction along the arc of said curve and along said right-of-way for a distance of 268.59 feet; thence continue tangent from said curve and run in a Northeasterly direction along said right-of-way line for a distance of 429.32 feet to a point, said point being an iron pin set at the point of beginning of a curve to the left having a radius of 1578.16 feet and a central angle of 6°44'56" thence run in a Northeasterly direction along the arc of said curve and along said right-of-way for a distance of 185.89 feet to a point, said point being an iron pin set; thence continue tangent from said curve and run in a Northeasterly direction along said right-of-way line for a distance of 303.71 feet to a point, said point being an iron pin set at the beginning of a curve to the right having a radius of 587.27 feet and a central angle of 41°24'33" thence run in a Northeasterly direction along the arc of said curve and said right-of-way for a distance of 423.92 feet to a point, said point being an iron pin set; thence continue tangent from said curve and run in a Northeasterly direction along said right-of-way line for a distance of 133.44 feet to a point, said point being an iron pin set at the intersection of the previously described right-of-way line and the Northern Bank of Piney Woods Creek; thence leaving said right-of-way line, run in a Southwesterly direction, thence a Southeasterly direction, thence an Easterly direction, thence a Northeasterly direction, thence a Southeasterly direction, thence a Northeasterly direction, thence an Easterly direction along said Northern Bank of Piney Woods Creek for a distance of 1142, feet more or less, to the POINT OF BEGINNING.

Parcel 2

A parcel of land being situated in the SE ¼ and the SW ¼ of Section 16, Township 21 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 3" capped pipe at the NE corner of the NE ¼ of the SE ¼ of Section 16, Township 21 South, Range 4 West, and run in a Westerly direction along the North line of said ¼ - ¼ section for a distance of 970.58 feet to the POINT OF BEGINNING, said point being an iron pin set at the intersection of the North line of said ¼ - ¼ section and the Northern Bank of Piney Woods Creek; thence continue in a Westerly direction along said ¼ - ¼ section line for a distance of 367.34 feet to a point, said point being a 3" capped pipe at the NE corner of the NW ¼ of the SE ¼ of said Section 16; thence turn an angle to the left of 1°08'14" and continue in a Westerly direction along the North line of the NW ¼ of the SE ¼ for a distance of 1313.81 feet to a point, said point being an iron pin set at the NW corner of the NW ¼ of the SE ¼ of said Section 16; thence turn an angle left of 90°47'32" and run in a Southerly direction along the West line of the previously described ¼ - ¼ section for a distance of 1316.76 feet to a point, said point being an iron pin set at the NE corner of the SE ¼ of the SW ¼ of said Section 16; thence turn an angle right of 45°33'50" and run in a Southwesterly direction along the diagonal of the previously described ¼ - ¼ section for a distance of 1855.48 feet to a point, said point being a 3" capped pipe at the SW corner of said ¼ - ¼ section; thence leaving said diagonal of said ¼ - ¼ section turn an angle left of 134°47'53" and run in an Easterly direction along the South line of said ¼ - ¼ section for a distance of 619.46 feet to a point, said point being an iron pin set at the intersection of said South line of said ¼ - ¼ section and the Northwestern right-of-way line of the Norfolk Southern Railroad; thence leaving said South line of said ¼ - ¼ section, turn an angle to the left of 56°51'39" and run in a Northeasterly direction along said right-of-way line for a distance of 1700.14 feet to a point, said point being an iron pin set at the beginning of a curve to the right having a radius of 1482.69 feet and a central angle of 11°07'47" thence run in a Northeasterly direction along the arc of said curve and along said right-of-way line for a distance of 288.02 feet to a point, said point being an iron pin set; thence continue tangent from said curve and run in a Northeasterly direction along said right-of-way line for a distance of 429.32 feet to a point, said point being an iron pin set at the beginning of a curve to the left having a radius of 1478.16 feet and a central angle of 6°44'56" thence run in a Northeasterly direction along the arc of said curve and along said right-of-way for a distance of 174.11 feet to a point, said point being an iron pin set; thence continue tangent from said curve and run in a Northeasterly direction along said right-of-way line for a distance of 303.71 feet to a point, said point being an iron pin set at the beginning of a curve to the right having a radius of 687.27 feet and a central angle of 41°21'33" thence continue along the arc of said curve and along said right-of-way for a distance of 496.11 feet to a point, said point being an iron pin set; thence continue tangent from said curve and run in a Northeasterly direction for a distance of 222.66 feet to a point, said point being an iron pin set at the intersection of said right-of-way line and the Northern Bank of Piney Woods Creek; thence leaving said right-of-way line, run in a Northeasterly direction along said Northern Bank of Piney Woods Creek for a distance of 20 feet, more or less, to the POINT OF BEGINNING.

According to Survey of Robert F. Welmorts, Jr., PLS, Alabama Reg. No. 23008, of Alabama Engineering Company, Inc., dated August 10, 2015.

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, Alabama 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 Paid for Warranty Deed (See below)

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☒ Other Quit Claim Deed recorded to provide survey legal description - Purchase Price of \$195,220.00 paid for Warranty Deed recorded simultaneously herewith

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



20151002000346130 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
10/02/2015 01:44:36 PM FILED/CERT

Print Form

Form RT-1