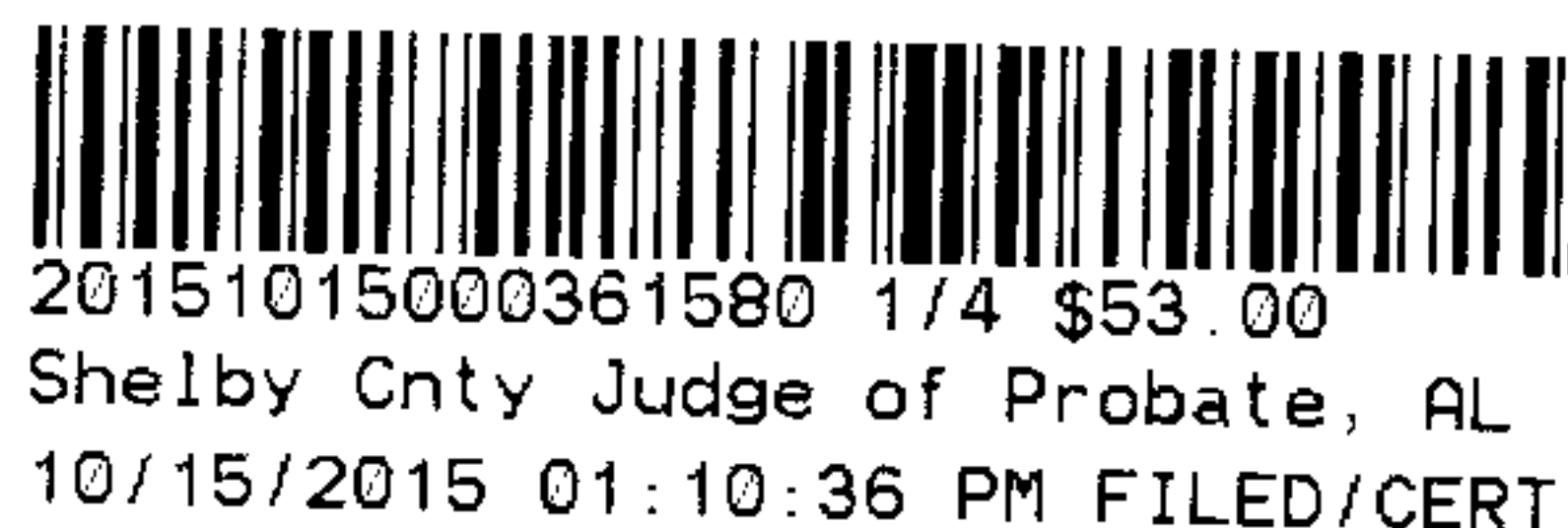


STATE OF ALABAMA  
COUNTY OF SHELBY



Send tax notice to:  
Shelby Investments, LLC  
c/o Timothy L. Webster  
2464 Glasscott Point  
Hoover, Alabama 35226

**SPECIAL (STATUTORY) WARRANTY DEED**  
R.E. No. CH CH01 (CB 6170 Part)

THIS INDENTURE, made this 21st day of AUGUST, 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 **SHELBY INVESTMENTS, LLC**, a Georgia limited liability company, having an address c/o Timothy L. Webster, 2464 Glasscott Point, Hoover, Alabama 35226 (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 the rights of any tenants or lessees, any persons in possession; all outstanding mineral rights or reservations, oil, gas or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights of way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said Premises; 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.

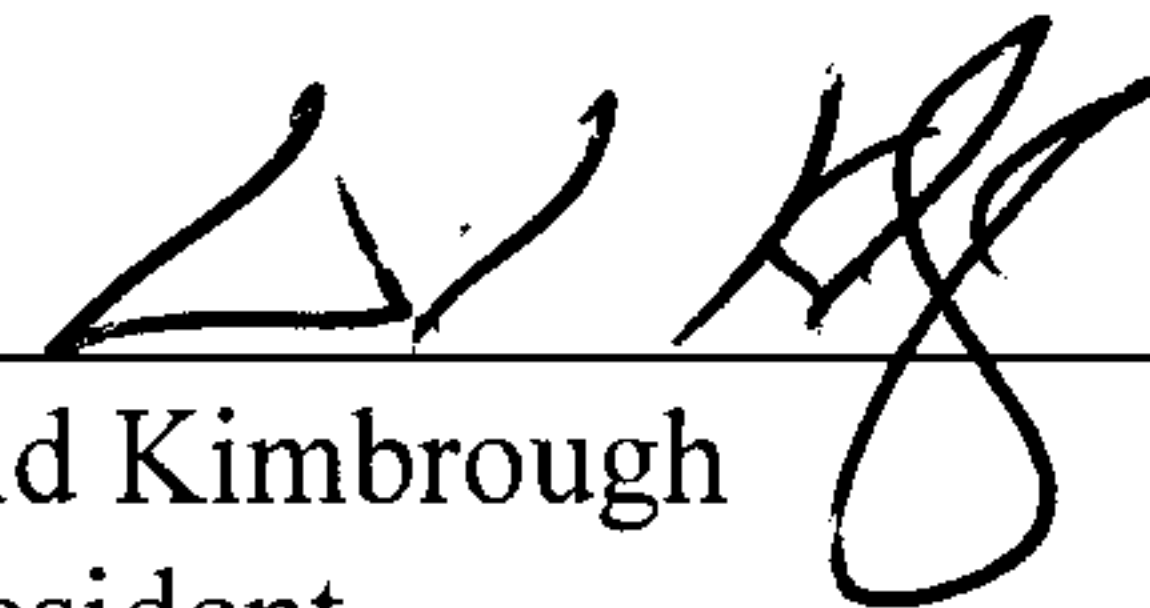
Shelby County, AL 10/15/2015  
State of Alabama  
Deed Tax: \$30.00

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

[Seal with HNRGI Seal]

By   
Name: David Kimbrough  
Its: Vice President


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 David Kimbrough, 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.

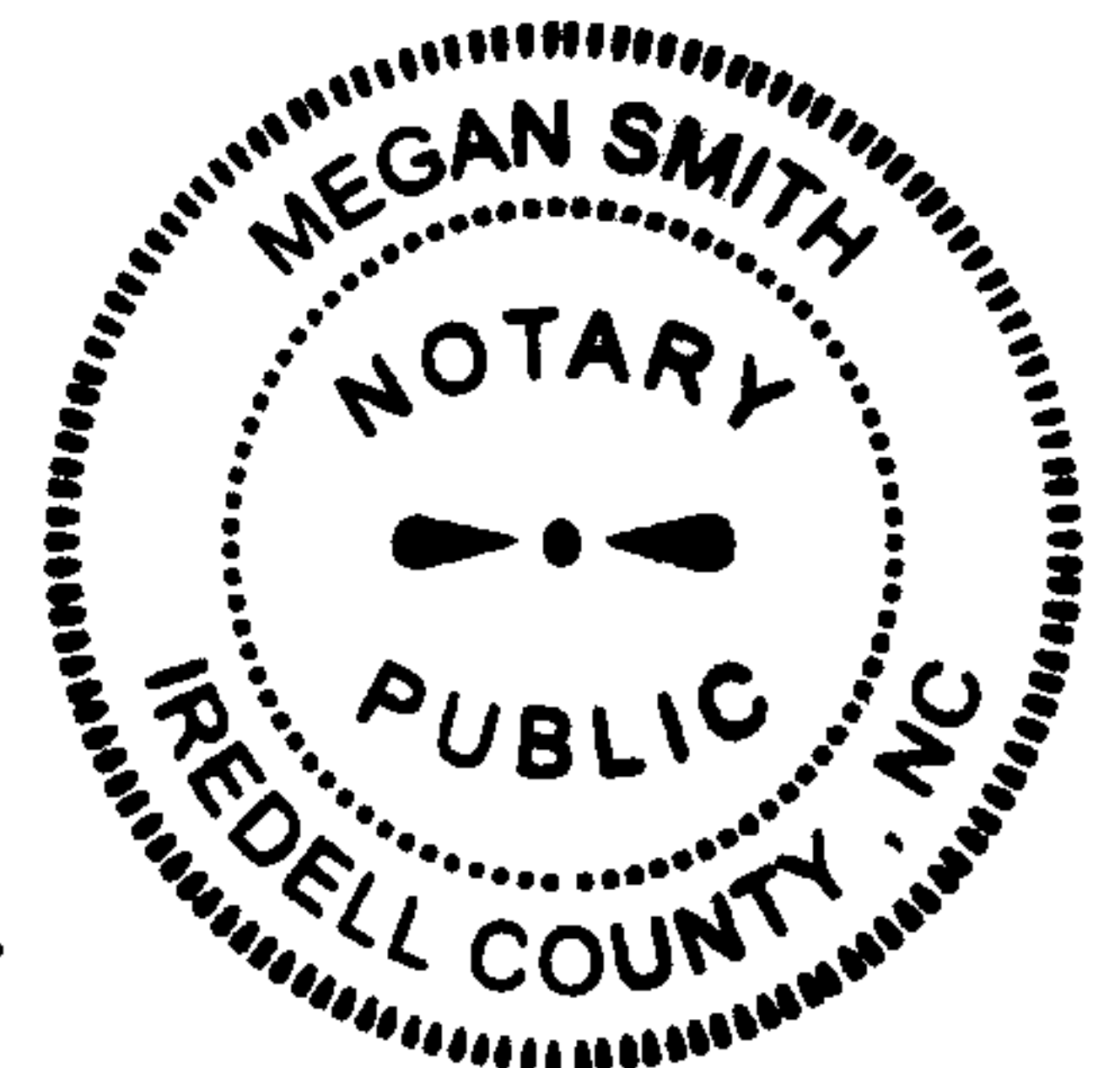
Given under my hand and official seal on this 21<sup>st</sup> day of August, 2015.

  
Notary Public  
My commission expires: June 11, 2020

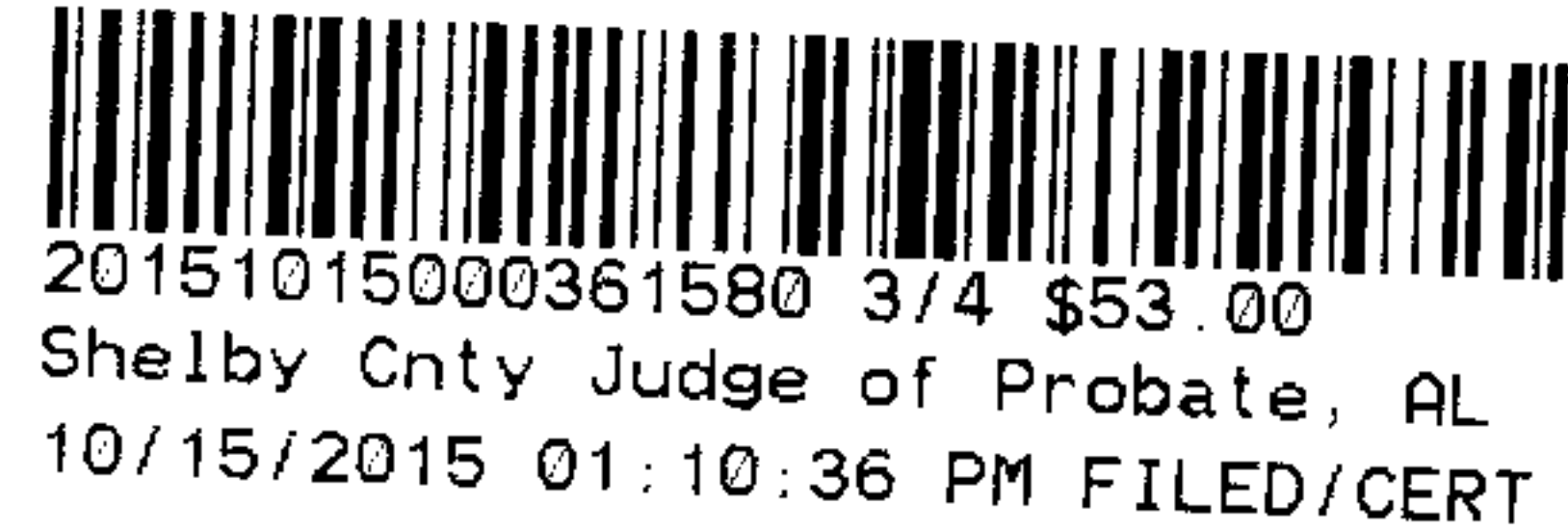
Prepared by:

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

**Note:** Section 36, Township 21 South, Range 5 West, Shelby County, Alabama.



**EXHIBIT "A"**  
**Legal Description**



The following described property situated in Shelby County, Alabama:

**Township 21 South, Range 5 West, Shelby County, Alabama**

**Section 36: That portion of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) lying West of the Cahaba River.**

**For Information Only: Tax Parcel Number 25-7-36-0-000-001.000 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.



## 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 Shelby Investments, LLC  
Mailing Address 2464 Glasscott Point  
Hoover, Alabama 35226

Property Address No assigned address - 11.7+/- acres of rural land  
located in Section 36, Township 21 South, Range 5 West,  
Shelby County, Alabama


Date of Sale October 8, 2015  
Total Purchase Price \$ 30,000.00

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  
☐ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ Other \_\_\_\_\_

  
20151015000361580 4/4 \$53.00  
Shelby Cnty Judge of Probate, AL  
10/15/2015 01:10:36 PM FILED/CERT

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 \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**