

Shelby County, AL 03/22/2016
State of Alabama
Deed Tax:\$10843.00



20160322000091660 1/22 \$10920.00
Shelby Cnty Judge of Probate, AL
03/22/2016 02:18:49 PM FILED/CERT

STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

SPECIAL (STATUTORY) WARRANTY DEED

THIS INDENTURE, made this 15th day of March, 2016, between CAHABA FORESTS, LLC, a Delaware limited liability company, and having an address of c/o Hancock Natural Resource Group, Inc., 99 High Street, 26th Floor, Boston, MA 02110, ("Grantor"), and CLAIRMONT SPRINGS LLC, a Delaware limited liability company, having an address of c/o Hancock Natural Resource Group, Inc., 99 High Street, 26th Floor, Boston, MA 02110 ("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 are hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following land together with all buildings, structures, improvements, woodyards and fixtures located thereon and all trees, timber, saplings and seedlings, including, without limitation, all down and standing trees (collectively, the "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 (i) easements, rights of way, restrictions, covenants and other matters of record or that would be disclosed by a physical inspection or accurate survey of the Premises and that existed prior to the date of Grantor's acquisition of the Property or any portion thereof; (ii) taxes for the year 2016, not yet due and payable; (iii) all outstanding mineral rights or reservations, oil, gas or mineral leases; and (iv) the mortgage and financing statements set forth in **EXHIBIT "B"** attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TOGETHER with all and singular the rights of ways, easement rights, licenses, permits, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise

pertaining. ALSO TOGETHER WITH those certain beneficial easements more particularly described on **Exhibit "A-1"** attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD unto said Grantee and unto Grantee's successors and assigns forever.

[SIGNATURE PAGE TO FOLLOW]




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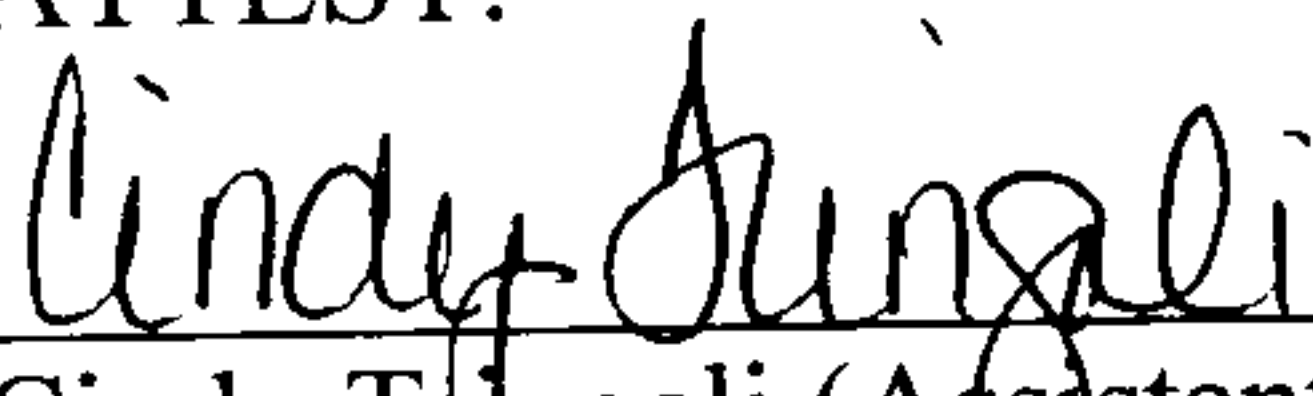
IN WITNESS WHEREOF, the Grantor has executed the foregoing deed as of the day and year first above written.

CAHABA FORESTS, LLC, a Delaware limited liability company

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

By: 
Name: Robert F. Cassell
Its: Vice-President

ATTEST:


Cindy Tringali (Assistant) Secretary



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I, Ann Hardin, a Notary Public in and for said County and State, hereby certify that Robert F. 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, she, 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.

Ann Hardin

My commission expires: March 27, 2017

Mobile, AL 36602-3927

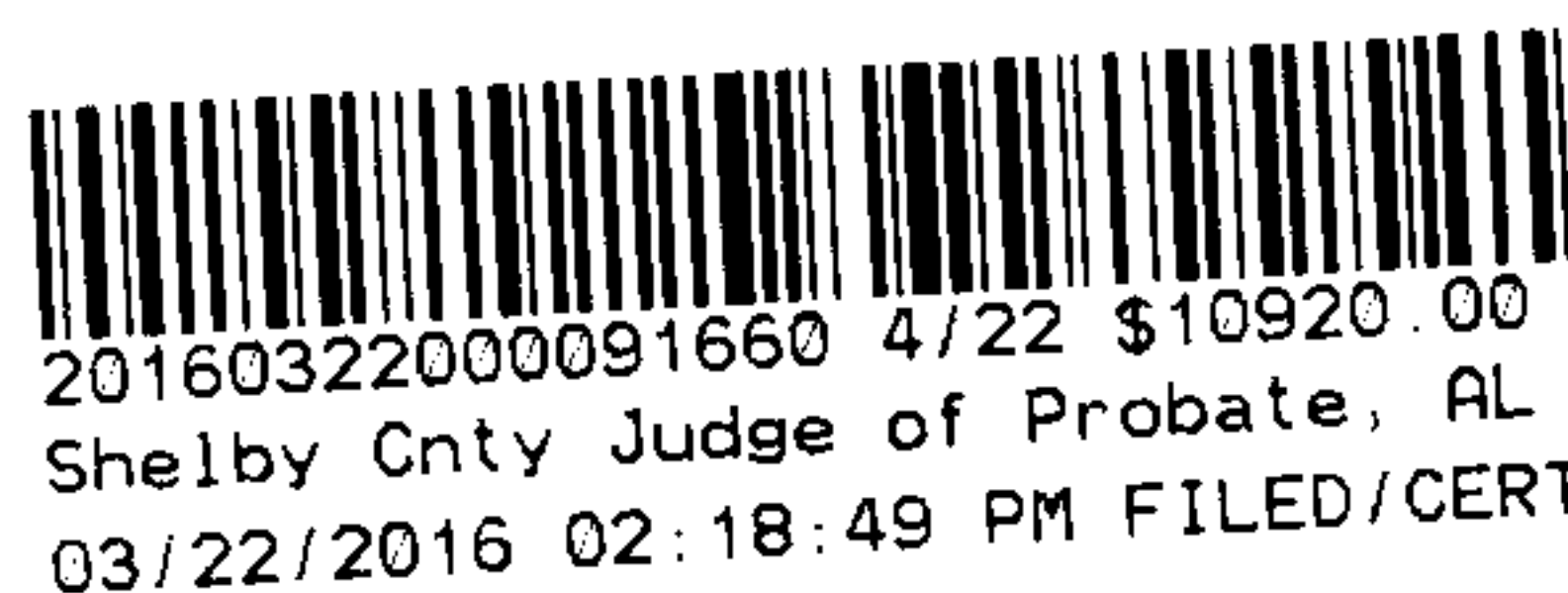


EXHIBIT "A"
LEGAL DESCRIPTION

The following described property situated in Shelby County, Alabama:

[1167]

Township 18 South, Range 2 East

Southeast 1/4	21	18 South	2 East
South 1/2 of the Northeast 1/4	21	18 South	2 East
Southeast 1/4 of the Southwest 1/4	21	18 South	2 East
South 1/2 of the Southwest 1/4	22	18 South	2 East
Northwest 1/4	22	18 South	2 East
North 1/2 of the Northeast 1/4	22	18 South	2 East
Southwest 1/4 of the Northeast 1/4	22	18 South	2 East
Northwest diagonal 1/2 of the Southeast 1/4 of the Northeast 1/4	22	18 South	2 East
North 1/2 of the Southwest 1/4	22	18 South	2 East
Northwest 1/4 of the Southeast 1/4	22	18 South	2 East
That part of the Northwest 1/4 of the Northwest 1/4 of Section 23, described as follows: Beginning at the northeast corner of the NW 1/4 of the NW 1/4, Section 23; thence south along the forty line 15 chains (990 feet); thence South 81 deg. West 3.96 chains (261.36 feet); thence North 41 deg. West 9.39 chains (619.74 feet) to the top of the mountain; thence along the top of the mountain South 52 deg. West 5.50 chains (363 feet); thence South 50 deg. West 5.70 chains (376.2 feet); thence South 44 deg. West 1.50 chains (99 feet) to the west boundary line of said forty; thence north along said west boundary line 17.0 chains (1,122 feet) to the northwest corner of said forty; thence east along the north boundary 20.00 chains (1,320 feet) to the point of beginning.	23	18 South	2 East



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EXHIBIT "A" CONTINUED

A part of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 23 18 South 2 East
of Section 23, described as follows: Beginning at the NW
corner of the NE 1/4 of the NW 1/4 of Section 23, thence
North 89 deg. East 7.90 chains (521.4 feet) to a corner; thence
South 8.20 chains (541.20 feet) to the top of the mountain;
thence along the top of the mountain South 37 deg. West for 4.00
chains (264 feet); thence South 53 deg. West for 3.89 chains (256.74 feet);
thence South 59 deg. West for 2.10 chains (138.6 feet) to the
west line of said forty; thence North along forty line 15
chains (990 feet) to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

From an axle at the N.W. corner of Section 23, Township 18 South, Range 2 East, run thence
East along the North boundary of said Section 23 for a distance of 1329.90 feet to a 3/4 inch pipe
at the N.W. corner of the NE 1/4 of NW 1/4 of said Section 23; thence continue along said
course a distance of 122.68 feet to a 1/2 inch pipe on the Easterly boundary of Shelby County
Road #57 (80 foot R.O.W.), being the point of beginning of herein described parcel of land;
thence continue along said course for a distance 144.57 feet to a 1/2 inch rebar that is 3722.45
feet West of the N.E. corner of said Section 23; thence turn 91 deg. 24 min. 46 sec. right and run
324.09 feet along a white painted line to a 1/2 inch rebar; thence turn 00 deg. 20 min. 57 sec.
right and run 225.83 feet along a white painted line to a 1/2 inch rebar; thence turn 32 deg. 57
min. 17 sec. right and run 106.33 feet along a white painted line to a 1/2 inch rebar; thence turn
17 deg. 22 min. 42 sec. right and run 394.78 feet along a white painted line to a 1/2 inch rebar;
thence turn 11 deg. 20 min. 14 sec. right and run 140.25 feet along a white painted line to a 1/2
inch crimped pipe; thence turn 18 deg. 30 min. 54 sec. right and run 180.83 feet along a white
painted line to a 1/2 inch rebar on the Easterly boundary of aforementioned Shelby County Road
#57, said point being on a curve concave right, having a delta angle of 15 deg. 06 min. 30 sec.
and tangents of 94.70 feet; thence turn 125 deg. 26 min. 06 sec. right and run a chord distance of
173.43 feet to a 1/2 inch rebar at the P.T.; thence turn 06 deg. 58 min. 30 sec. right and run
525.82 feet along said road boundary to a 1/2 inch rebar at the P.C. of a curve concave left,
having a delta angle of 17 deg. 51 min. 43 sec. and tangents of 181.29 feet; thence turn 08 deg.
55 min. 51 sec. left and run a chord distance of 358.18 feet to a 1/2 inch rebar at the P.T.; thence
turn 08 deg. 55 min. 52 sec. left and run 58.55 feet along said road boundary to the point of
beginning of herein described parcel of land, containing 6.35 acres, situated in the N 1/2 of NW
1/4 of Section 23, Township 18 South, Range 2 East, Shelby County, Alabama.

Being the same property described in deed from Cahaba Forests, LLC to J. Thomas Williams, Jr.
dated May 17, 2004, and recorded as Inst. #20041011000559480, in the Probate Office of Shelby
County, Alabama.

West 1/2 of the Northwest 1/4	27	18 South	2 East
Thirteen acres off of the West side of the Northeast 1/4 of the Northwest 1/4 of Section 27	27	18 South	2 East
Northeast 1/4 of the Northeast 1/4	28	18 South	2 East

EXHIBIT "A" CONTINUED

All of the Southeast 1/4 of the Northeast 1/4 Section 28, EXCEPT a tract containing 3 acres, being 210 yards (630 feet) long East and West and 70 yards (210 feet) wide North and South and lying in the Southwest corner of said Southeast 1/4 of Northeast 1/4 of said Section 28.	28	18 South	2 East
West 1/2 of the Northeast 1/4	28	18 South	2 East
Northeast 1/4 of the Northwest 1/4	28	18 South	2 East



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EXHIBIT "A" CONTINUED

[1318]

Township 21 South, Range 3 West

North 1/2	31	21 South	3 West
Northwest 1/4 of the Southeast 1/4	31	21 South	3 West
Southwest 1/4	31	21 South	3 West
Northeast 1/4 of the Northwest 1/4	32	21 South	3 West
Northwest 1/4 of the Northwest 1/4	32	21 South	3 West

LESS AND EXCEPT THE FOLLOWING DESCRIBED
FOUR (4) PARCELS FROM TOWNSHIP 21 SOUTH,
RANGE 3 WEST:

i.) A parcel of land situated in the South 1/2 of the Southeast 1/4 of Section 19 and the North 1/2 of the Northeast 1/4 of Section 30, all in Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the northeast corner of Section 30, Township 21 South, Range 3 West and run west along the north boundary line of Section 30 for a distance of 939.3 feet to a point on the west boundary line of a county gravel road, said point being the point of beginning; thence turn an angle to the left of 105 deg. 41 min. and run South 16 deg. 45 min. East along the west line of said gravel road for a distance of 136.78 feet to an iron pin; thence turn an angle of 90 deg. 00 min. right and run in a southwesterly direction for a distance of 450 feet to a point; thence turn an angle to the right of 90 deg. 00 min. and run in a northwesterly direction for a distance of 300.6 feet to a point; thence turn an angle to the right of 66 deg. 48 min. and run in a northeasterly direction for a distance of 380.8 feet to a point; thence turn an angle to the right of 23 deg. 33 min. and run for a distance of 100.0 feet to an iron pin on the west boundary line of said county gravel road; thence turn an angle to the right of 89 deg. 39 min. and run South 16 deg. 45 min. East along the west boundary line of said county gravel road for a distance of 313.22 feet to the point of beginning.

ii.) Start at a point 140 feet north along the east boundary from the southeast corner of the Southwest 1/4 of the Southwest 1/4, Section 29, Township 21 South, Range 3 West, known as the point of beginning; thence from the

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EXHIBIT "A" CONTINUED

said point of beginning continue along the following metes and bounds:

North 82 deg. 00 min. West for 980 feet;
North 49 deg. 05 min. West for 1,720 feet;
North 27 deg. 25 min. West for 2,215 feet;
North 4 deg. 15 min. West for 405 feet;
North 33 deg. 10 min. West for 430 feet;
North 4 deg. 35 min. East for 405 feet;
North 66 deg. 20 min. West for 180 feet;
North 1 deg. 10 min. East for 498 feet;
North 25 deg. 15 min. East for 775 feet;
North 51 deg. 35 min. East for 542 feet;
North 78 deg. 05 min. East for 364 feet;
North 25 deg. 55 min. East for 483 feet;
North 48 deg. 15 min. East for 703 feet;
South 2 deg. 45 min. East for 435 feet;
South 48 deg. 15 min. West for 360 feet;
South 25 deg. 55 min. West for 585 feet;
South 78 deg. 05 min. West for 460 feet;
South 51 deg. 35 min. West for 375 feet;
South 25 deg. 15 min. West for 620 feet;
South 1 deg. 10 min. West for 200 feet;
South 66 deg. 20 min. East for 195 feet;
South 4 deg. 35 min. West for 530 feet;
South 33 deg. 10 min. East for 403 feet;
South 4 deg. 15 min. East for 445 feet;
South 27 deg. 25 min. East for 2,075 feet;
South 49 deg. 05 min. East for 1,540 feet;
South 82 deg. 00 min. East for 820 feet;
South 3 deg. 35 min. East for 345 feet

back to the point of beginning.

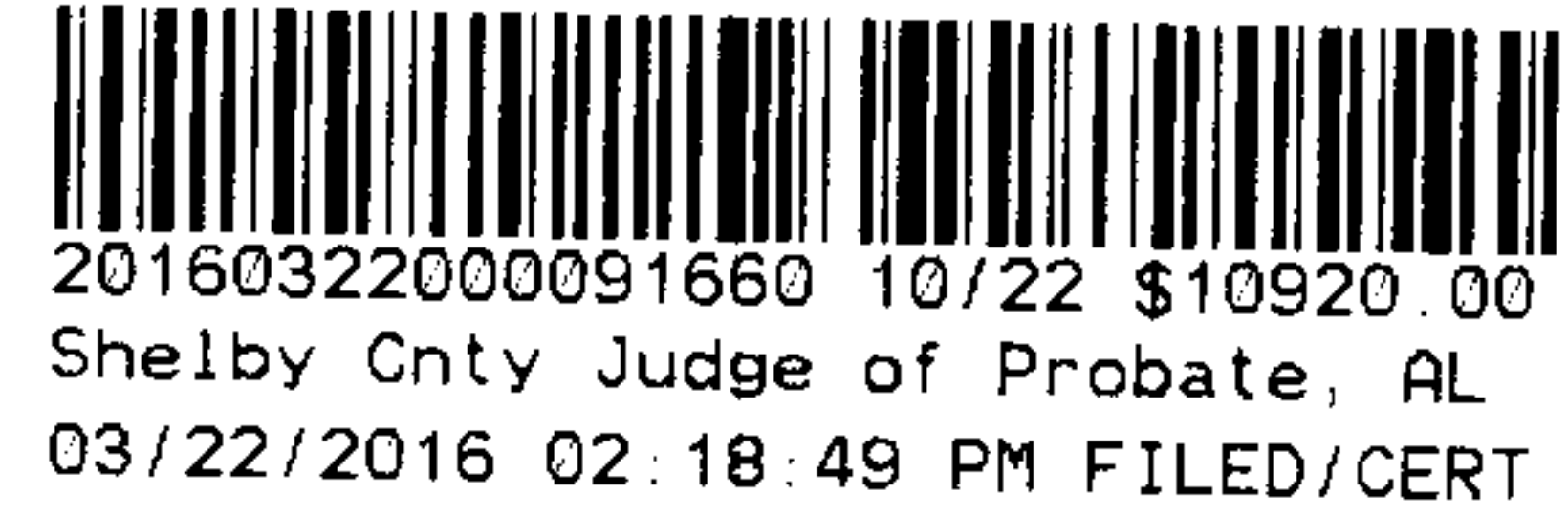
iii.) Start at the southwest corner of the NW 1/4 of the SE 1/4 of Section 31, Township 21 South, Range 3 West and proceed on a bearing of North 5 deg. 49 min. East for a distance of 1318.30 feet to the point of beginning; thence westerly 660 feet; thence northerly 660 feet; thence easterly 660 feet; thence southerly 660 feet to the point of beginning, situated in Shelby County, Alabama.

iv.) To reach the point of beginning of the real estate herein less and excepted, start at the southwest corner of the NW 1/4 of the SE 1/4 of Section 31, Township 21 South, Range 3 West; thence proceed North 7 deg. 13 min. 42 sec. West a distance of 587.50 feet to the point of beginning; from such point of beginning, proceed North 70 deg. 43 min. West a distance of 236 feet; thence proceed South 19 deg. 17 min. West a distance of 236 feet; thence proceed South 70 deg. 43 min. East for a distance of 236 feet; thence proceed North

EXHIBIT "A" CONTINUED

19 deg. 17 min. East for a distance of 236 feet to the point of ending of excepted parcel.

ALSO, LESS AND EXCEPT that parcel sold to Alabama Power Company dated February 20, 1997 and recorded by Inst. No. 1997-13759 in the Probate Office, described as follows: A strip of land located in the N 1/2 of Section 31 and the N 1/2 of the NW 1/4 of Section 32, all being in Township 21 South, Range 3 West, Shelby County, Alabama, said strip is more particularly described as follows: To reach the point of beginning of the strip, commence at the Northwest corner of Section 36, Township 21 South, Range 4 West; thence run South along the West boundary line of said Section 36 a distance of 1,138.0 feet to a point, such point being the point of beginning of the second strip of land herein described; therefrom, the strip lies 50 feet on each side of a center line and the continuations thereof which begins at such point of beginning and turns a deflection angle to the left of 86 deg. 04 min. 00 sec. and runs South 84 deg. 39 min. 15 sec. East a distance of 1,326.22 feet to a point; thence center line turns a deflection angle to the left of 04 deg. 00 min. and run South 88 deg. 39 min. 15 sec. East a distance of 1,545.46 feet to a point; thence center line turns a deflection angle to the right of 06 deg. 40 min. 00 sec. and run South 81 deg. 59 min. 15 sec. East a distance of 1,869.58 feet to a point; thence center line turns a deflection angle to the left of 10 deg. 51 min. 00 sec. and runs North 87 deg. 09 min. 45 sec. East a distance of 7,161 feet, more or less, to a point, such being the point of ending of the strip of land herein described.



Township 22 South, Range 3 West

Southwest 1/4 of the Northeast 1/4	6	22 South	3 West
West 1/2 of the Northwest 1/4	6	22 South	3 West
West 1/2 of the East 1/2 of the Southeast 1/4	6	22 South	3 West
West 1/2 of the Southeast 1/4	6	22 South	3 West
Southwest 1/4	6	22 South	3 West


Township 21 South, Range 4 West

Southeast diagonal 1/2 of the South 1/2 of the Northeast 1/4	35	21 South	4 West
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EXHIBIT "A" CONTINUED

Southeast 1/4	35	21 South	4 West
Southeast diagonal 1/2 of the Southwest 1/4	35	21 South	4 West
Northeast 1/4	36	21 South	4 West
Northwest 1/4 of the Northwest 1/4	36	21 South	4 West
South 1/2 of the Northwest 1/4	36	21 South	4 West
South 1/2 , EXCEPT 4 acres in the Northeast corner of the Southeast 1/4 of the Southeast 1/4	36	21 South	4 West

ALSO, LESS AND EXCEPT that parcel sold to Alabama Power Company dated February 20, 1997 and recorded by Inst. No. 1997-13759 in the Probate Office, described as follows: A strip of land one hundred (100) feet in width which lies within the N 1/2 of Section 19 and the N 1/2 of Section 36, all being in Township 21 South, Range 4 West, said strip is more particularly described as follows: To reach the point of beginning of the strip, commence at the Southwest corner of Section 18, Township 21 South, Range 4 West; thence run North along the west boundary line of said Section 18 a distance of 214.6 feet to a point; thence turn a deflection angle to the right of 102 deg. 28 min. and run South 67 deg. 39 min. 00 sec. East a distance of 713 feet, more or less, to a point, such point being the point of beginning of the strip of land herein described; therefrom, the strip lies 50 feet on each side of a center line and the continuations thereof which begins at such point of beginning and continues South 67 deg. 39 min. 00 sec. East a distance of 733.0 feet to a point; thence center line turns a deflection angle to the left of 01 deg. 30 min. and runs South 69 deg. 09 min. 00 sec. East a distance of 2,891 feet, more or less, to a point, such point being the center line of the Cahaba River; such point also being the point of ending of the strip of land herein described.



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Township 22 South, Range 4 West

Northeast 1/4 of the Southwest 1/4	1	22 South	4 West
Thirty-two acres in the Southeast 1/4 of the Northwest 1/4 lying east of Brady Kitchens Road and south of the Boothton-Dogwood Road	1	22 South	4 West

EXHIBIT "A" CONTINUED


Northeast 1/4 1 22 South 4 West

North 1/2 of the Northwest 1/4 1 22 South 4 West

LESS AND EXCEPT the following two parcels of land:

i.) Begin at the southwest corner of the NE 1/4 of the NW 1/4 of Section 1, thence east for a distance of 7.00 chains (462 feet) to the point of beginning; thence North 15 deg. East for 5.50 chains (363 feet); thence North 8 deg. East for 6.80 chains (448.8 feet); thence North 89 deg. East 1.84 chains (121.44 feet); thence North 65 deg. East for 4.00 chains (264 feet); thence South 13 deg. East for 1.70 chains (112.2 feet); thence South 20 deg. East for 3.75 chains (247.5 feet); thence South 31 deg. West for 4.60 chains (303.6 feet); thence South 30 deg. East for 4.00 chains (264 feet) to the south line of the NE 1/4 of the NW 1/4; thence West along said forty line 10.14 chains (669.24) to the point of beginning of excepted parcel.

ii.) Begin at the point of beginning of the above described parcel i; thence East for 10.14 chains (669.24 feet); thence South 82 deg. West for 10.50 chains (693 feet); thence North 4 deg. East 2.24 chains (147.84 feet) to the point of beginning of excepted parcel, situated in the SE 1/4 of the NW 1/4 of said Section 1, Township 22 South, Range 4 West


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LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

A part of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4), described as follows: Begin at the Southwest corner of said quarter-quarter, the point of beginning, and run East along the South boundary line of said quarter-quarter for 482.13 feet; thence turn an angle to the left of 77 degrees 47 minutes 43 seconds and run Northeast for 341.78 feet; thence turn an angle to the left of 01 degree 18 minutes 52 seconds and run Northeast for 448.80 feet; thence turn an angle to the left of 124 degrees 26 minutes 48 seconds and run Southwest for 686.79 feet to a point on the West line of said quarter-quarter; thence turn an angle to the left of 65 degrees 20 minutes 30 seconds and run South along the West boundary line of said quarter-quarter for 500.39 feet to the point of beginning, containing 7.9131 acres.

Being that property described in deed from Cahaba Forests, LLC to Macedonia South Baptist Church dated October 29, 2002, and recorded as Inst. #20021115000570660, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

Commence at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 22 South, Range 4 West; thence run East along the South line of the Northeast 1/4 of the Northwest 1/4 for 482.13 feet to the point of beginning; thence turn an angle to the left of 77 deg. 47 min. 43 sec. and run Northeast for 341.78 feet; thence turn an angle to the left of 01 deg.

EXHIBIT "A" CONTINUED

18 min. 52 sec. and run Northeast for 448.80 feet; thence turn an angle to the right of 81 deg. 00 min. 00 sec. and run East for 121.44 feet; thence turn an angle to the left of 24 deg. 00 min. 00 sec. and run Northeast for 264.00 feet; thence turn an angle to the right of 102 deg. 00 min. 00 sec. and run Southeast for 112.20 feet; thence turn an angle to the left of 07 deg. 18 min. 27 sec. and run Southeast for 313.94 feet; thence turn an angle to the right of 37 deg. 14 min. 54 sec. and run Southwest for 303.60 feet; thence turn an angle to the left of 65 deg. 42 min. 51 sec. and run Southeast for 177.47 feet to a point on the North R/W of Shelby County Highway 22; thence turn an angle to the right of 116 deg. 27 min. 48 sec. and run Southwest along the North R/W for 310.97 feet to the point of commencement of a curve to the right having a central angle of 11 deg. 47 min. 38 sec. and a radius of 1855.94 feet; thence run along the arc of said curve along the North R/W for 382.03 feet; thence turn an angle to the right from the tangent if extended to said curve of 98 deg. 49 min. 51 sec. and run North for 141.60 feet to the point of beginning.
Contains 10.2627 acres.

Being that property described in Quitclaim Deed from Cahaba Forests, LLC to Macedonia South Baptist Church dated October 29, 2002, and recorded as Inst. #20021115000570670, in the Probate Office of Shelby County, Alabama.

Southeast 1/4	1	22 South	4 West
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South 1/2 of the Southwest 1/4, lying East of Highway No. 10	1	22 South	4 West
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Northeast 1/4 of the Northeast 1/4	2	22 South	4 West
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Northwest 1/4 of the Southeast 1/4	2	22 South	4 West
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LESS AND EXCEPT the following described parcel of land:

Beginning at the northeast corner of the NW 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 4 West; thence due South along the east boundary of said 1/4-1/4 a distance of 100.00 feet; thence South 89 deg. 35 min. West a distance of 100.00 feet; thence due North a distance of 100.00 feet to the north boundary of said 1/4-1/4; thence North 89 deg. 35 min. East a distance of 100.00 feet to the point of beginning.

South 1/2 of the Southeast 1/4	2	22 South	4 West
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Northeast 1/4 of the Southwest 1/4	2	22 South	4 West
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South 1/2 of the Southwest 1/4	2	22 South	4 West
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LESS AND EXCEPT the following described parcel of land:

Commence at the northwest corner of the SW 1/4 of the SW 1/4 of Section 1, being the point of beginning; thence east a distance of 52 feet; thence South 14 West a distance of 248 feet; thence west a distance of 175 feet; thence

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North 14 East a distance of 248 feet; thence East a distance of 123 feet to the point of beginning.

<p>Southeast 1/4 of the Southeast 1/4</p>	<p>3</p>	<p>22 South</p>	<p>4 West</p>
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LESS AND EXCEPT the following two parcels of land described as follows:

a) Begin at the northwest corner of the SE 1/4 of the SE 1/4 of said section for the point of beginning of excepted parcel and run due South 350 feet; thence North 51 1/2 deg. East for 608 feet; thence due West 497 feet back to the point of beginning of the excepted parcel;

b) Begin at the northeast corner of the SE 1/4 of the SE 1/4 of said section for the point of beginning of excepted parcel and run due South 160 feet; thence North 71 deg. 48 min. West for 512 feet; thence due East 486 feet back to the point of beginning of the excepted parcel.



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East 1/2 of the Northeast 1/4 10 22 South 4 West

Northeast 1/4 of the Southwest 1/4 10 22 South 4 West

Northwest 1/4 of the Northwest 1/4 10 22 South 4 West

Southwest 1/4 of the Southwest 1/4	10	22 South	4 West
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Southeast 1/4 10 22 South 4 West

West 1/2 of the Southwest 1/4 11 22 South 4 West

South 1/2 of the Southwest 1/4 of the Southeast 1/4 11 22 South 4 West

Southwest 1/4 of the Northwest 1/4 11 22 South 4 West

Southeast 1/4 of the Southeast 1/4 11 22 South 4 West

Northwest 1/4 of the Northeast 1/4 11 22 South 4 West

South 1/2 of the Northeast 1/4 11 22 South 4 West

Less and except the following:

That part of the Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) described as follows: Begin at a 3 inch pipe at the Northeast corner of the SE 1/4 of NE 1/4 and run South along the East line of said Section a distance of 466.70 feet to a 1/2 inch rebar, set; thence run South 89 deg. 35 min. 44 sec. West for a distance of 466.70 feet to a 1/2 inch rebar, set; thence run North 00 deg. 00 min. 00 sec. West for a distance of 466.70 feet to a 1/2 inch rebar, set on

EXHIBIT "A" CONTINUED

the North line of the SE 1/4 of NE 1/4; thence run North 89 deg. 35 min. 44 sec. East for a distance of 466.70 feet to the point of beginning.

Being that property described in deed from Cahaba Forests, LLC to Sandra B. Stephens dated July 22, 2008, and recorded as Inst. #20080827000344460, recorded in the Probate Office of Shelby County, Alabama.

North 1/2 of the Northwest 1/4	11	22 South	4 West
Southeast 1/4 of the Northwest 1/4	11	22 South	4 West
North 1/2 of the Southeast 1/4	11	22 South	4 West
North 1/2 of the Southwest 1/4 of the Southeast 1/4	11	22 South	4 West
East 1/2 of the Southwest 1/4	11	22 South	4 West
West 1/2 of the Southwest 1/4	14	22 South	4 West
East 1/2 of the Southwest 1/4	14	22 South	4 West
Southeast 1/4 of the Southeast 1/4	14	22 South	4 West
West 1/2 of the Southeast 1/4	14	22 South	4 West
West 1/2 of the Northeast 1/4 of the Southeast 1/4	14	22 South	4 West
West 1/2 of the Northwest 1/4	14	22 South	4 West
East 1/2 of the Northeast 1/4	15	22 South	4 West
South 1/2 of the South 1/2	15	22 South	4 West
West 1/2 of the Northwest 1/4	15	22 South	4 West
Southeast 1/4 of the Northwest 1/4	15	22 South	4 West
West 1/2 of the Northeast 1/4	15	22 South	4 West
North 1/2 of the South 1/2	15	22 South	4 West
East 1/2	22	22 South	4 West
North 1/2 of the Northwest 1/4	22	22 South	4 West
Southeast 1/4 of the Northwest 1/4	22	22 South	4 West

EXHIBIT "A" CONTINUED

East 1/2 of the Southwest 1/4	22	22 South	4 West
West 1/2 of the Northeast 1/4	23	22 South	4 West
Northwest 1/4	23	22 South	4 West
West 1/2 of the Southeast 1/4	23	22 South	4 West
Southwest 1/4	23	22 South	4 West
East 1/2 of the East 1/2	23	22 South	4 West



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EXHIBIT "A" CONTINUED

[1104]

Township 21 South, Range 4 West

Southeast 1/4	3	21 South	4 West
East 1/2 of the Southwest 1/4	3	21 South	4 West
Southwest 1/4 of the Southwest 1/4	3	21 South	4 West
Northwest 1/4 of the Southwest 1/4	3	21 South	4 West



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EXHIBIT "A-1"
BENEFICIAL EASEMENTS

Together with the beneficial easements situated in Shelby County, Alabama, as follows:

1. Beneficial easements as described in that certain Reciprocal Forestry Road Easement by and between Great Eastern Timber Company LLC and Cahaba Forests, LLC dated November 22, 2004, and recorded in Inst. #20041208000672220, in the Probate Office of Shelby County, Alabama.

Benefitted parcels:

Map Label COMPT 6132

West 1/2 of the Southwest 1/4	14	22 South	4 West
East 1/2 of the Southwest 1/4	14	22 South	4 West
Southeast 1/4 of the Southeast 1/4	14	22 South	4 West
West 1/2 of the Southeast 1/4	14	22 South	4 West
West 1/2 of the Northeast 1/4 of the Southeast 1/4	14	22 South	4 West
West 1/2 of the Northwest 1/4	14	22 South	4 West

Map Label COMPT AS6135

East 1/2	22	22 South	4 West
North 1/2 of the Northwest 1/4	22	22 South	4 West
Southeast 1/4 of the Northwest 1/4	22	22 South	4 West
East 1/2 of the Southwest 1/4	22	22 South	4 West

Map Label COMPT AS6133

West 1/2 of the Northeast 1/4	23	22 South	4 West
Northwest 1/4	23	22 South	4 West
West 1/2 of the Southeast 1/4	23	22 South	4 West
Southwest 1/4	23	22 South	4 West
East 1/2 of the East 1/2	23	22 South	4 West

Map Label COMPT AS6097

Northeast 1/4 of the Northwest 1/4	7	24 North	12 East
West 1/2 of the Northwest 1/4	7	24 North	12 East
Southeast 1/4 of the Northwest 1/4	7	24 North	12 East
That portion of the Northwest 1/4 of the Southwest 1/4 located North of Shoal Creek	7	24 North	12 East


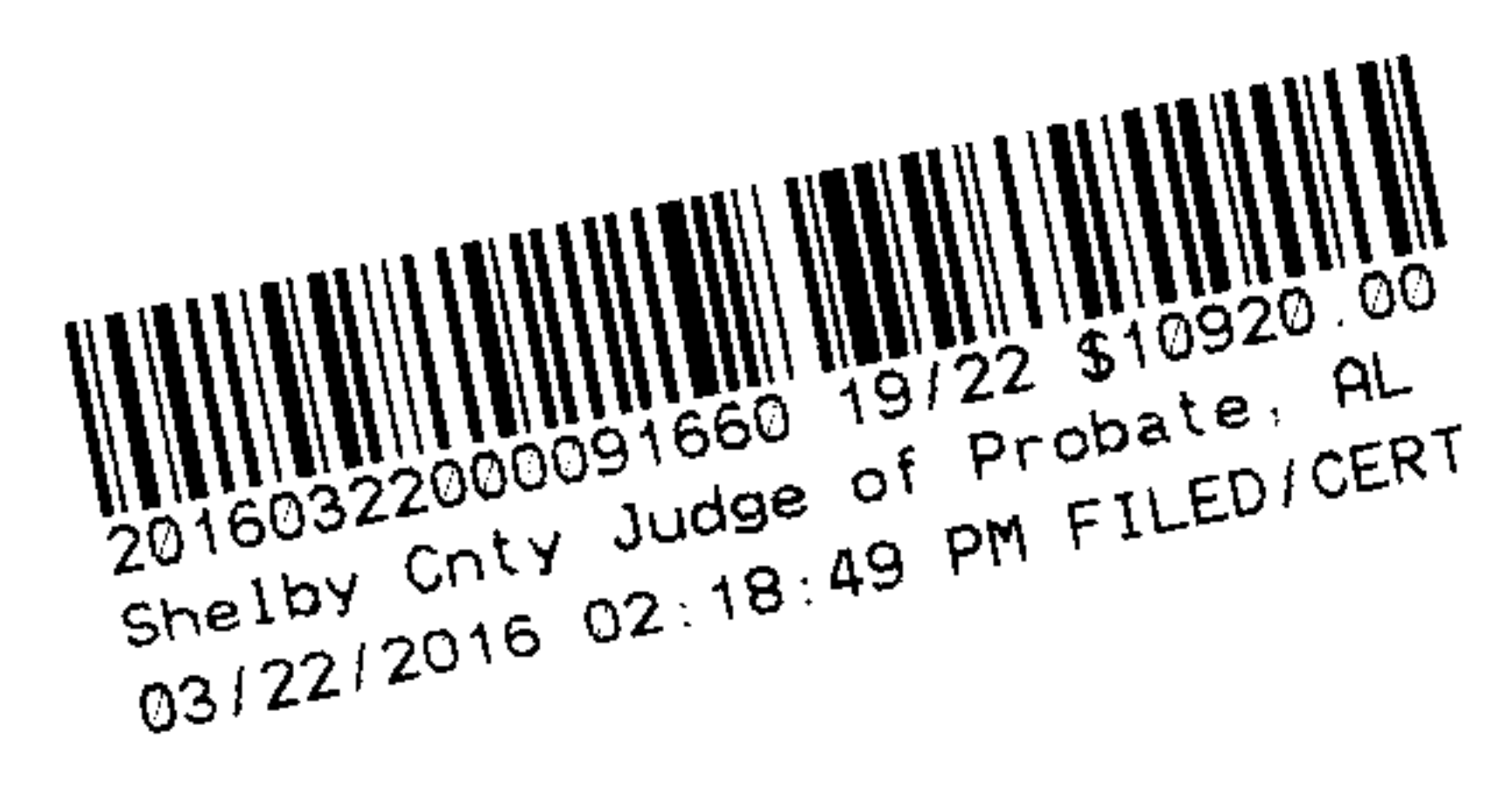

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EXHIBIT "B"

1. Mortgage, Security Agreement and Assignment of Leases and Rents made by Cahaba Forests, LLC, as mortgagor, to Metropolitan Life Insurance Company, as mortgagee, in the principal amount of \$74,000,00.00 dated June 17, 2010 and recorded in the Probate Office of Shelby County, State of Alabama on June 24, 2010 as Instrument Number 20100624000199880.
2. UCC Financing Statement between Cahaba Forests, LLC and Metropolitan Life Insurance Company filed for record in Shelby County on June 24, 2010, as Instrument Number 20100624000199890, as continued by UCC Financing Statement Amendment recorded on January 12, 2015 at 11:30 am as Instrument Number 20150112000011460.



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

Grantee's Name Clairmont Springs LLC
c/o Hancock Natural
Resource Group, Inc.

Mailing Address 99 High Street, 26th Floor
Boston, MA 02110

Mailing Address 99 High Street, 26th Floor
Boston, MA 02110

Property Address Acreage/Agricultural
No Address

Date of Sale March 15, 2016

Total Purchase Price \$

or

Actual Value \$ 140,000,000.00

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 – See Exhibit 1 attached hereto
which is certified by the undersigned

Sales Contract

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).

[signature page to follow]

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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

3-9-16

Print

CAHABA FORESTS, LLC

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

Unattested

Ann Hardin
(verified by Ann
Hardin)

Sign

By:

Robert F. Cassell

Name: Robert F. Cassell

(Grantor) Grantee/Owner/Agent) circle one




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Exhibit 1

The total Actual Value for all properties located in Bibb, Calhoun, Chilton, Clay, Cleburne, Coosa, Randolph, Shelby, St. Clair, Talladega and Tallapoosa Counties, Alabama, being conveyed by Cahaba Forests, LLC to Clairmont Springs LLC, as Grantee, is \$140,000,000.00.

The actual value allocation per County, is as follows:

Property	County	Value	% Value
Clairmont Springs		\$140,000,000	100.00%
	Bibb	\$471,915	0.34%
	Calhoun	\$6,117,077	4.37%
	Chilton	\$9,434,618	6.74%
	Clay	\$15,578,695	11.13%
	Cleburne	\$8,015,601	5.73%
	Coosa	\$36,368,219	25.98%
	Randolph	\$2,117,484	1.51%
	Shelby	\$14,403,458	10.29%
	St. Clair	\$3,704,988	2.65%
	Talladega	\$29,855,368	21.33%
	Tallapoosa	\$13,932,578	9.95%
Total		\$140,000,000	100.00%


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