

20160322000091750 1/11 \$1553.50  
Shelby Cnty Judge of Probate, AL  
03/22/2016 02:18:58 PM FILED/CERT

Shelby County, AL 03/22/2016  
State of Alabama  
Deed Tax: \$1509.50

STATE OF ALABAMA       §  
                                      §  
COUNTY OF SHELBY     §

### SPECIAL (STATUTORY) WARRANTY DEED

THIS INDENTURE, made this 15<sup>th</sup> 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 KYMULGA 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.

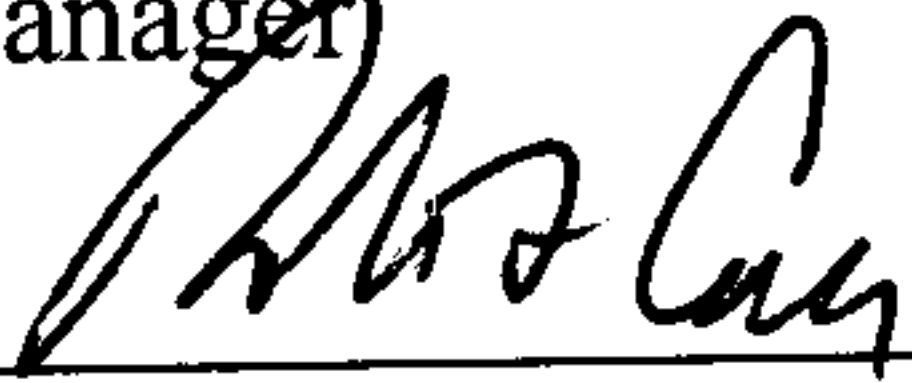
[SIGNATURE PAGE TO FOLLOW]

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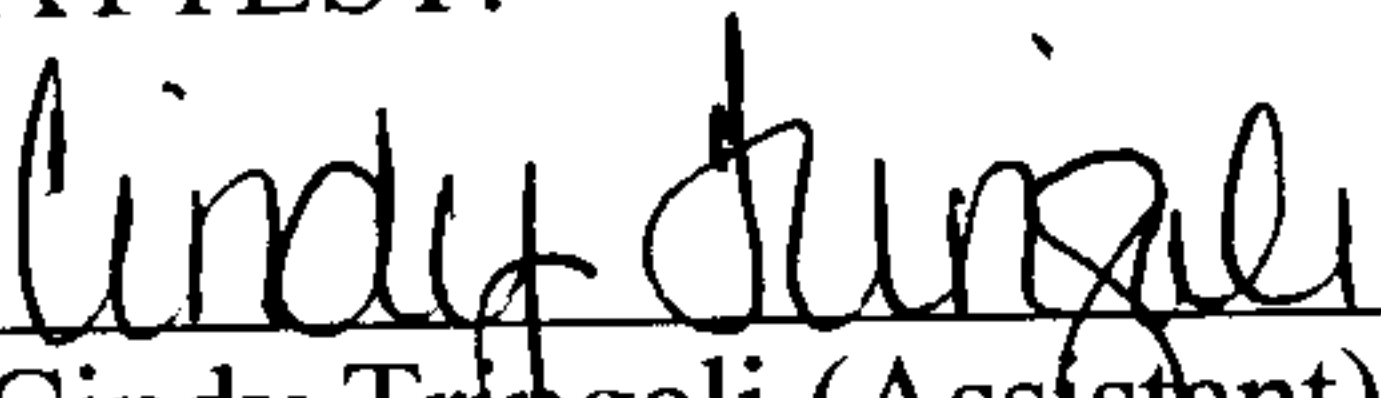
IN WITNESS WHEREOF, the Grantor has executed the foregoing deed as of the day and year first above written.


**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  
Notary Public  
My commission expires: March 27, 2017

**I. David Cherniak**  
**JOHNSTONE ADAMS, LLC**  
**1 Saint Louis Street**  
**Suite 4000**  
**Mobile, AL 36602-3927**

Deed



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**The following described property situated in Shelby County, Alabama:**

**[1087]**

**Township 24 North, Range 12 East**

Northwest 1/4 of the Southwest 1/4	5	24 North	12 East
That part of the North 1/2 of Fractional Section 5, west of Southern Railroad right of way. EXCEPT that part of the following tract which lies west of said right of way, to wit: Commencing at a certain sweet gum tree on the west bank of Simmons Creek, run South 86 deg. West for 13.31 chains (878.46 feet); thence North 3 1/2 deg. West for 9 chains (594 feet) to the section line; thence North 86 deg. East along the section line to aforesaid creek; thence down and along said creek to the beginning.	5	24 North	12 East
Northeast 1/4 of the Southeast 1/4	6	24 North	12 East
East 1/2 of the Northwest 1/4	6	24 North	12 East
Northeast 1/4 of the Southwest 1/4	6	24 North	12 East
Northwest 1/4 of the Southeast 1/4	6	24 North	12 East
Northeast 1/4	6	24 North	12 East
Southeast 1/4 of the Southwest 1/4	6	24 North	12 East
Southwest 1/4 of the Southeast 1/4	6	24 North	12 East
West 1/2 of the West 1/2	6	24 North	12 East
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

**EXHIBIT "A" CONTINUED**

**[1087]**

**Township 22 South, Range 3 West**


All of the West 1/2, lying West of Southern Railway right of way	30	22 South	3 West
All of the East 1/2, lying west of Southern Railway right of way	30	22 South	3 West
All of Fractional Section	25	22 South	4 West



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**EXHIBIT "A-1"**  
**BENEFICIAL EASEMENTS**

**NONE**

  
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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.



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**Exhibit 1**

The total Actual Value for all properties located in Autauga, Calhoun, Chilton, Clay, Cleburne, Coosa, Randolph, Shelby, St. Clair, Talladega and Tallapoosa Counties, Alabama, being conveyed by Cahaba Forests, LLC to Kymulga LLC, as Grantee, is \$17,300,000.00.

The actual value allocation per County, is as follows:

<b>Kymulga</b>		<b>\$17,300,000</b>	<b>100.00%</b>
	Autauga	\$63,087	0.36%
	Calhoun	\$1,530,188	8.85%
	Chilton	\$3,052,041	17.64%
	Clay	\$2,387,576	13.80%
	Cleburne	\$620,337	3.59%
	Coosa	\$3,063,510	17.71%
	Randolph	\$1,311,649	7.58%
	Shelby	\$2,002,031	11.57%
	St. Clair	\$1,308,752	7.57%
	Talladega	\$1,691,211	9.78%
	Tallapoosa	\$269,620	1.56%
<b>TOTAL</b>		<b>\$17,300,000</b>	<b>100.00%</b>



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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 99 High Street, 26<sup>th</sup> Floor  
Boston, MA 02110

Property Address Acreage/Agricultural  
No Address

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

Mailing Address 99 High Street, 26<sup>th</sup> Floor  
Boston, MA 02110

Date of Sale March 15, 2016

Total Purchase Price \$  
or  
Actual Value \$ \$17,300,000.00  
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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