

(Recording Data)

This instrument was prepared by:
Howard McFadden
Norfolk Southern Corporation
1200 Peachtree Street, NE, 12th Floor
Atlanta, Georgia 30309

Please send tax notice to:

STATE OF ALABAMA


SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, NORFOLK SOUTHERN RAILWAY COMPANY, a Virginia Corporation, ("Grantor"), for and in consideration of the sum of One and 00/100 Dollars (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim, grant, sell and convey unto JESSE CREEK MINING, LLC, an Alabama limited liability company, ("Grantee"), all of the right, title, interest and claim of Grantor in or to that certain parcel of property located in Gurnee Junction, Shelby County, Alabama, as is more fully described and depicted on Exhibit "A," attached hereto and made a part hereof.


SUBJECT, however, to such easements, reservations, conditions, licenses, leases and restrictions, whether or not of record.

Shelby County, AL 04/24/2017
State of Alabama
Deed Tax: \$17.00


20170424000139170 1/6 \$47.00
Shelby Cnty Judge of Probate, AL
04/24/2017 11:36:00 AM FILED/CERT

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns
forever.

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20170424000139170 2/6 \$47.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, Norfolk Southern Railway Company has caused these presents to be executed, and its corporate seals to be hereunto affixed and attested, by its officers thereunto duly authorized, this 9th day of September, 2015.

L. S. ATTEST:

NORFOLK SOUTHERN RAILWAY
COMPANY, a Virginia corporation

By:

Kisha O. Strain
Corporate Secretary


Malcolm G. Roof
Title: Real Estate Manager

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STATE OF GEORGIA
COUNTY OF DEKALB

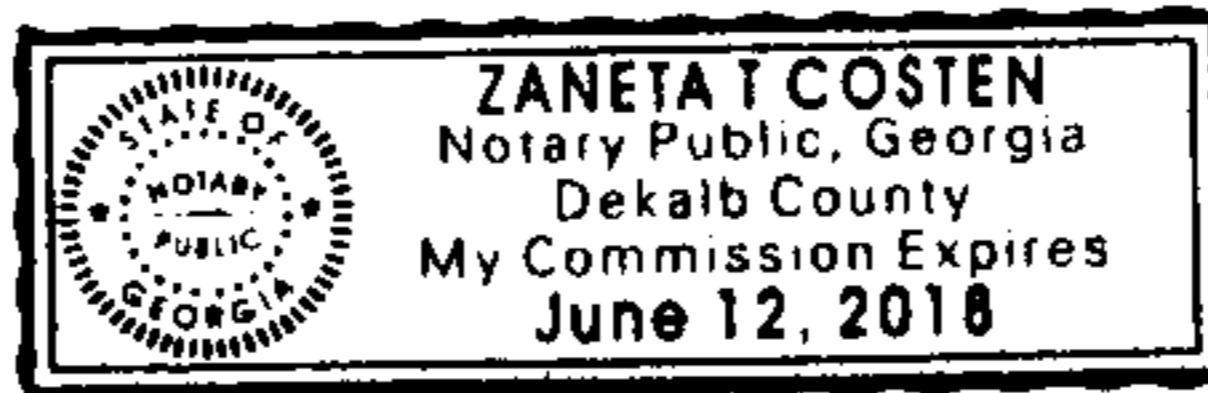
I, Zaneta T. Costen, a Notary Public in and for the
above State and County, hereby certify that Malcolm G. Roop, whose
name as Real Estate Manager of Norfolk Southern Railway Company, a Virginia
corporation, is signed to the foregoing conveyance, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the
conveyance, he, as such officer, and with full authority, executed the same
voluntarily for and as the act of said corporation.


GIVEN under my hand and official seal this 9th day of September, 2015.

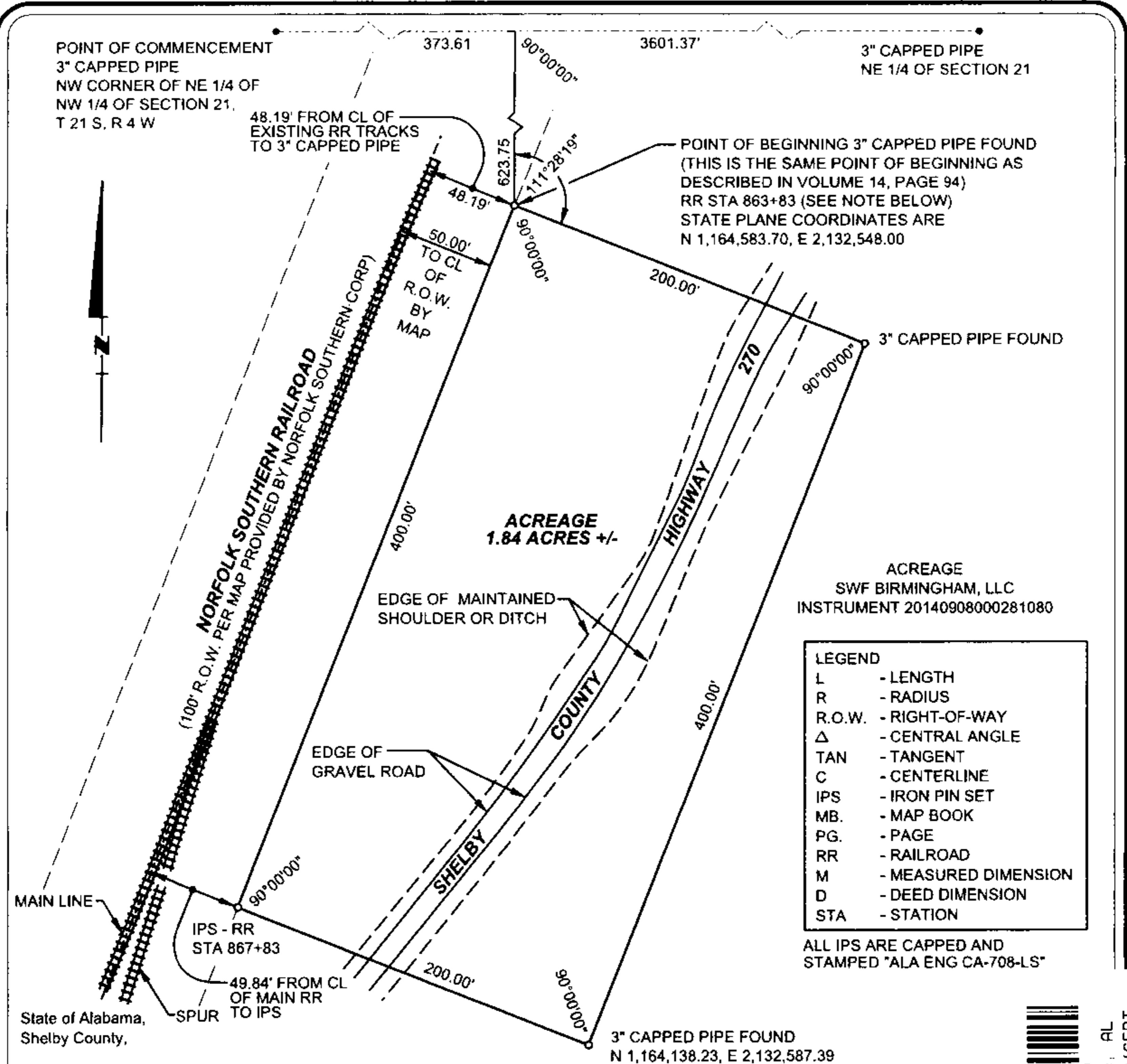


Notary Public

My commission expires:




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Shelby Cnty Judge of Probate, AL
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I, Robert F. Weimorts, Jr., a Registered Land Surveyor in the State of Alabama hereby state that all parts of this survey and drawing have been completed in accordance with the Current Requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief for the following described property:

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 21, Township 21, Range 4 West, Shelby County, Alabama being more particularly described as follows:

Commence at a 3" capped pipe that is locally accepted as the NW corner of the NE 1/4 of the NW 1/4 of Section 21, Township 21, Range 4 West and run in an easterly direction along the north line of said 1/4 - 1/4 section for a distance of 373.61'; then leaving said 1/4 - 1/4 section line, turn a deflection angle of 90°00'00" to the right and run south for a distance of 623.75 feet to a 3" capped pipe that is the POINT OF BEGINNING (N 1,164,583.70, E 2,132,548.00); then turn a deflection angle of 68°31'41" to the left and run in a southeasterly direction for a distance of 200.00 feet to a 3" capped pipe; then turn a deflection angle of 90°00'00" to the right and run in a southwesterly direction for a distance of 400.00 feet to a 3" capped pipe (N 1,164,138.23, E 2,132,587.39); then turn a deflection angle of 90°00'00" to the right and run in a northwesterly direction for a distance of 200.00 feet to an capped rebar stamped "ALA ENG CA-708-LS" then turn a deflection angle of 90°00'00" to the right and run in a northeasterly direction for a distance of 400.00 feet to the POINT OF BEGINNING.

Less and except any prescriptive rights claimed by Shelby County for Highway 270
Said parcel containing 1.84 acres, more or less.

According to my field survey this the 24th day of June, 2015.

Robert F. Weimorts, Jr., PLS
Alabama Reg. No 23008



NOTES:

DATES OF FIELD WORK: 6/7/15 TO 6/24/15

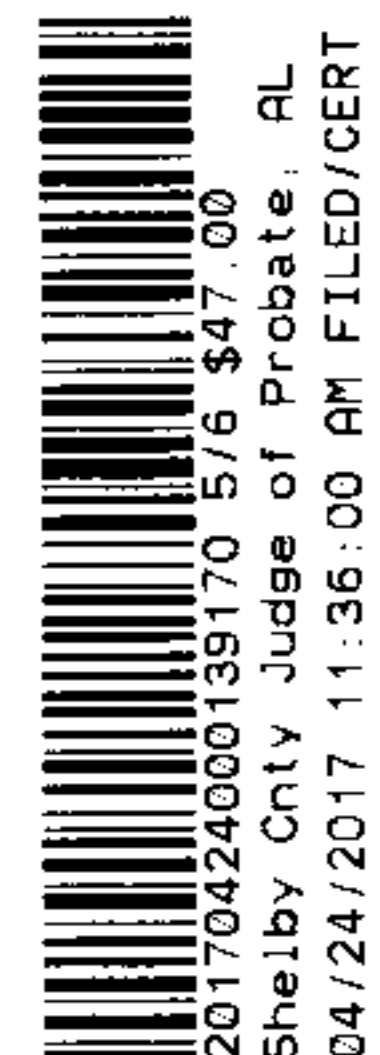
ACCORDING TO DEBORAH MAY AT THE SHELBY COUNTY
HIGHWAY DEPT. CO. HWY 270 HAS NO DEEDED R.O.W.
SHELBY COUNTY CLAIMS PRESCRIPTIVE RIGHTS ON THIS ROAD

SOURCE OF TITLE IS VOLUME 14, PAGE 94

SURVEY CLOSURE IS BETTER THAN 1:10,000

RR STATION CALCULATED FROM R.O.W. CL CROSSING SECTION
LINE AT STA 906+24

COORDINATES SHOWN REFER TO STATE PLANE, AL WEST ZONE.



Alabama Engineering Company, Inc.
2 Office Park Circle, Suite 11
Birmingham, Alabama 35223
Phone (205) 803-2161
Fax (205) 803-2162

Jesse Creek Mining, LLC
Norfolk Southern Parcel
Boundary Survey

Scale 1" = 60'

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Norfolk Southern Railway Company Grantee's Name Jesse Creek Mining, LLC
Mailing Address 1200 Peachtree St. NE, 12th Floor Mailing Address 1615 Kent Dairy Rd.
Atlanta, GA 30309 Alabaster, AL 35007

Property Address Undeveloped Date of Sale 9/9/2015
land Total Purchase Price \$ 16,600
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 Letter
☐ 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 4/24/2017

Print Brian O'Dea

Sign Brian O'Dea

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



20170424000139170 6/6 \$47.00
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by)