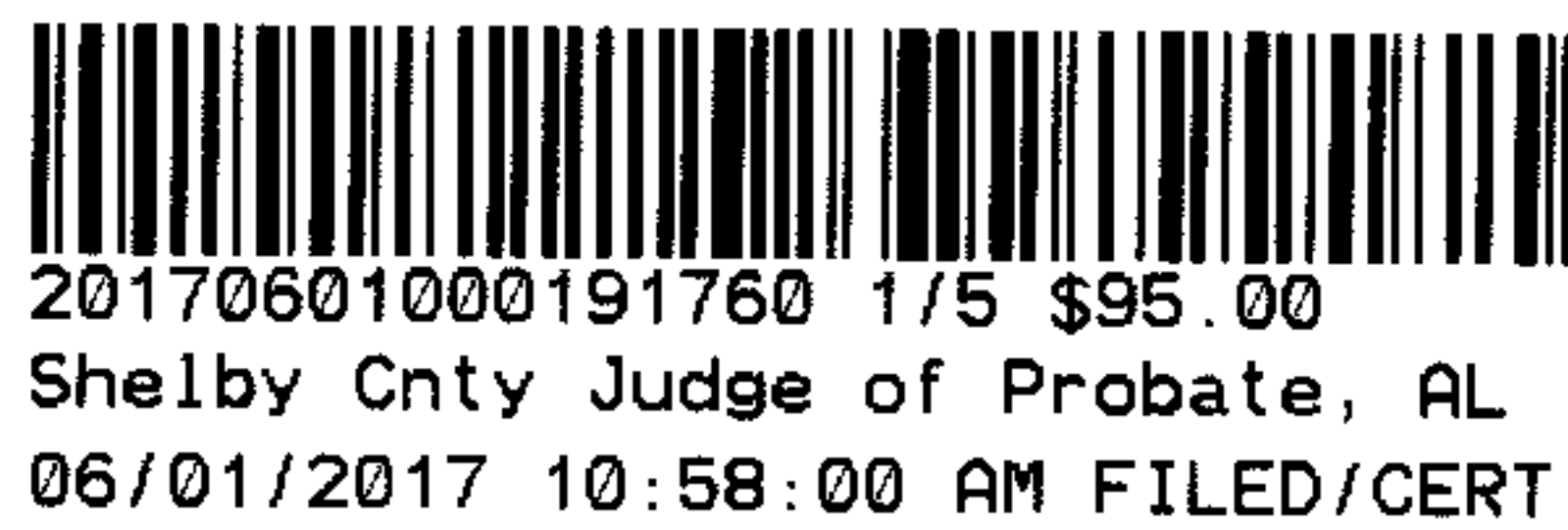


STATE OF ALABAMA
COUNTY OF SHELBY



Send tax notice to:
Jesse Creek Mining, LLC
1615 Kent Dairy Road
Alabaster, Alabama 35007

SPECIAL (STATUTORY) WARRANTY DEED
R.E. No. IP01 (RS 6047 Part)

THIS INDENTURE, made this 4th day of May, 2017, between **JOHN HANCOCK LIFE INSURANCE COMPANY (U.S.A.)**, a corporation duly organized under the laws of the State of Michigan, successor by merger to John Hancock Life Insurance Company, a Massachusetts corporation, having an address c/o Hancock Natural Resource Group, Inc., 197 Clarendon Street, C-08-99, Boston, Massachusetts 02116-5010 (Grantor), and **JESSE CREEK MINING, LLC**, an Alabama limited liability company, having an address at 1615 Ken Dairy Road, Alabaster, Alabama 35007 (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, Grantee's successors and assigns, forever.

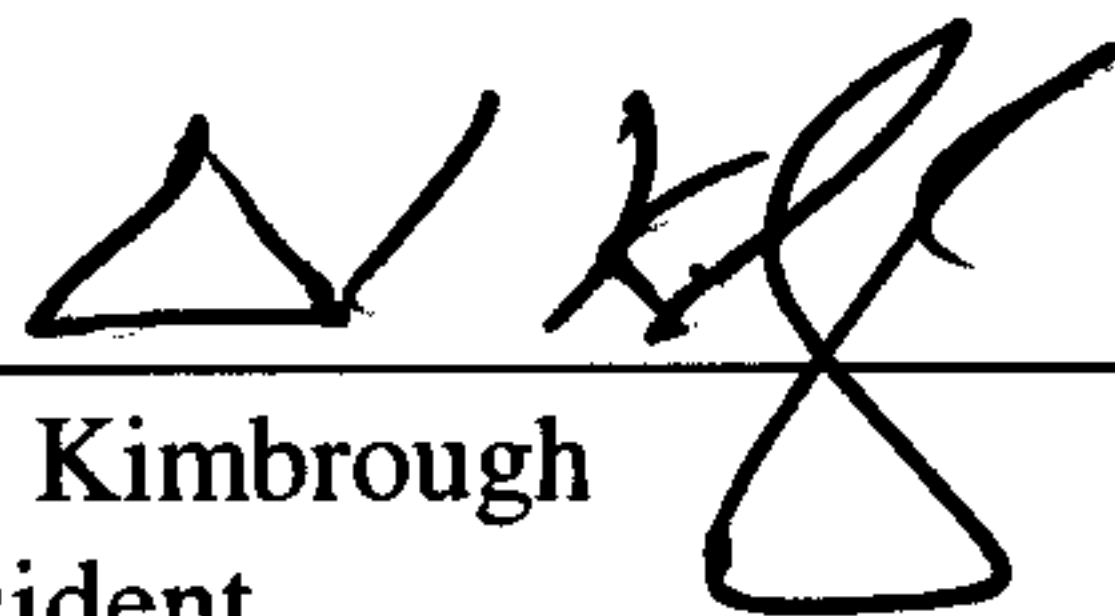
Shelby County, AL 06/01/2017
State of Alabama
Deed Tax: \$68.00

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

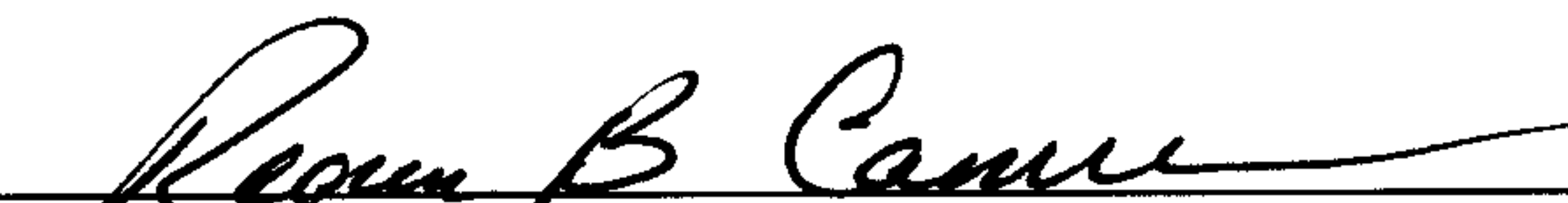
JOHN HANCOCK LIFE INSURANCE COMPANY (U.S.A.), a Michigan corporation, successor by merger to John Hancock Life Insurance Company, a Massachusetts corporation

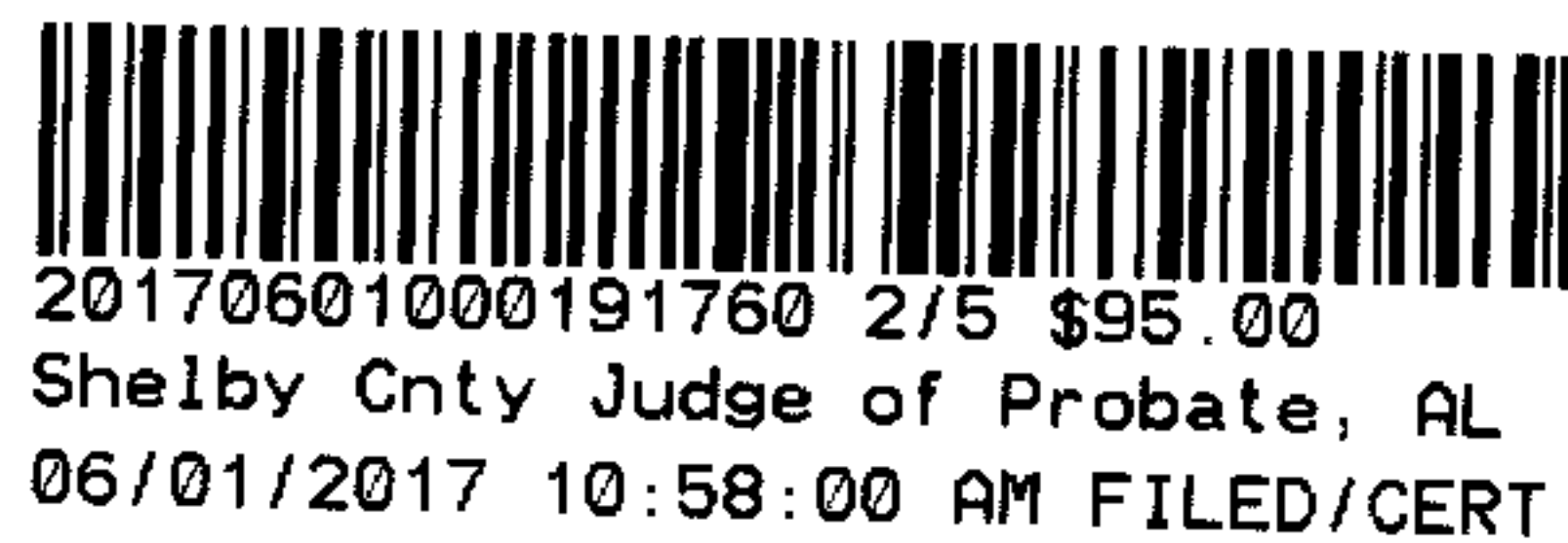
By: Hancock Natural Resource Group, Inc.,
Its Advisor

[Seal with HNRGI Seal]

By 
Name: David Kimbrough
Its: Vice President

ATTEST:

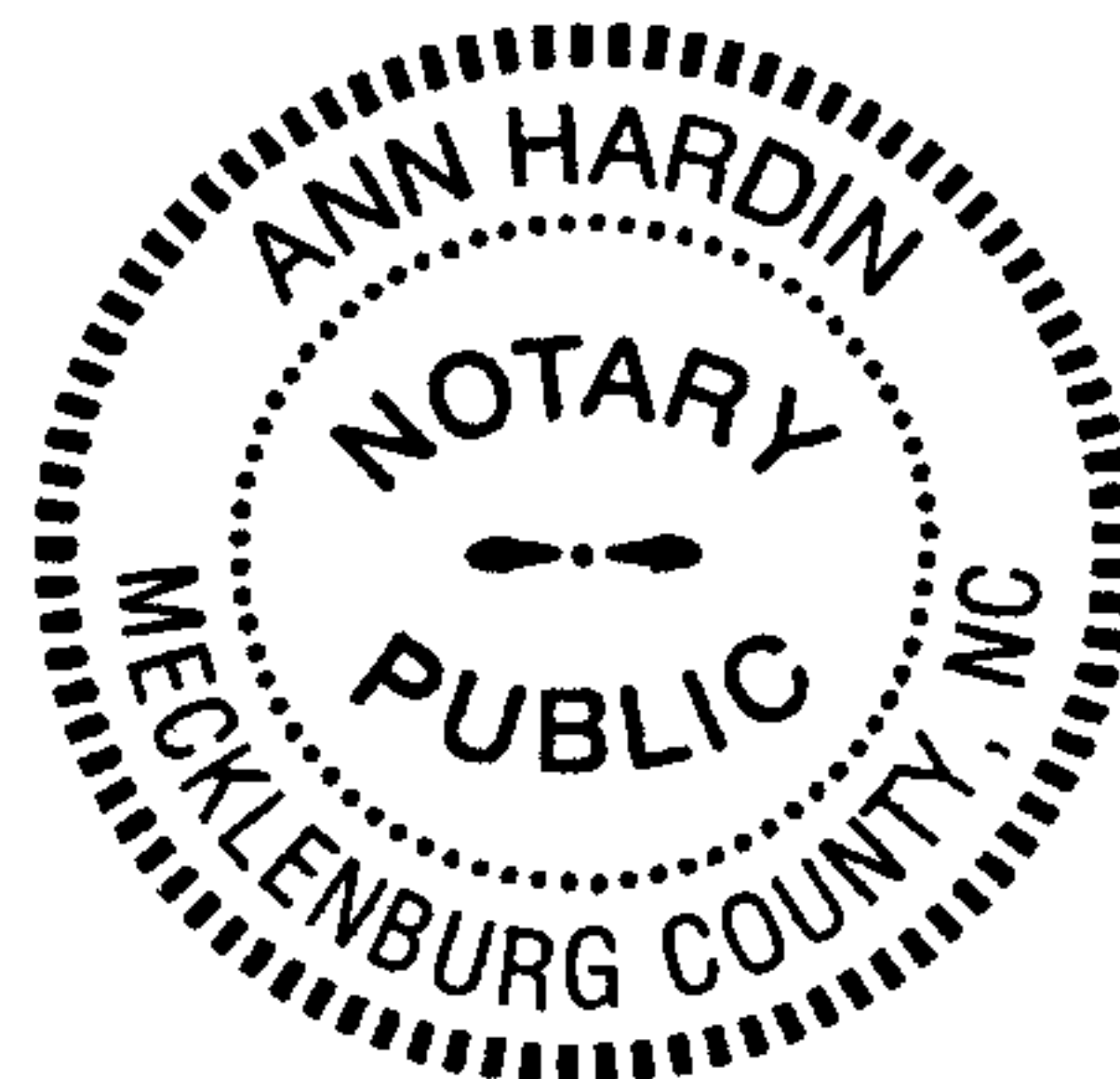

Regina B. Cameron (Assistant) Secretary



STATE OF NORTH CAROLINA)
) ss
COUNTY OF MECKLENBURG)

I, Ann Hardin, 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 Advisor of John Hancock Life Insurance Company (U.S.A.), a Michigan corporation, 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 May 4, 2017.



Ann Hardin
Notary Public
My commission expires: 3-27-2022

Prepared by:

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

Note: Sections 13 and 14, Township 21 South, Range 4 West, Shelby County, Alabama

EXHIBIT "A"

Legal Description



20170601000191760 3/5 \$95.00
Shelby Cnty Judge of Probate, AL
06/01/2017 10:58:00 AM FILED/CERT

The following described property situated in Shelby County, Alabama:

Area A:

Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: **Begin** at a 3" capped pipe at the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run S $89^{\circ}17'44''$ W, along the South $\frac{1}{4}$ - $\frac{1}{4}$ line, 1330.73 feet to a 2" capped pipe purported to be the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence N $0^{\circ}36'55''$ W, along the West $\frac{1}{4}$ - $\frac{1}{4}$ line, 175.63 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS; thence continue N $0^{\circ}36'55''$ W, 22.40 feet to the center of Shelby County Road 260; thence run along the center line of said road, more or less, these bearings, distances and curved lines; thence N $82^{\circ}18'04''$ E, 46.72 feet; thence run 161.31 feet, along the arc of a curve to the right, which has a radius of 800.00 feet, a chord bearing of N $88^{\circ}04'38''$ E, and a chord distance of 161.03 feet; thence S $86^{\circ}08'49''$ E, 82.43 feet; thence run 322.32 feet, along the arc of a curve to the left, which has a radius of 600.00 feet, a chord bearing of N $78^{\circ}27'52''$ E, and a chord distance of 318.46 feet; thence N $63^{\circ}04'32''$ E, 211.05 feet; thence run 179.90 feet, along the arc of a curve to the right, which has a radius of 600.00 feet, a chord bearing of N $71^{\circ}39'53''$ E, and a chord distance of 179.23 feet; thence N $80^{\circ}15'13''$ E, 158.34 feet; thence run 221.75 feet, along the arc of a curve to the left, which has a radius of 800.00 feet, a chord bearing of N $72^{\circ}18'47''$ E, and a chord distance of 221.04 feet to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence leaving said road center line and run S $0^{\circ}43'33''$ E, along the East $\frac{1}{4}$ - $\frac{1}{4}$ line, 28.67 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS; thence continue S $0^{\circ}43'33''$ E, along the East $\frac{1}{4}$ - $\frac{1}{4}$ line, 468.75 feet to the **Point of Beginning**. Said described property contains 9.51 acres to the center of Shelby County Road 260, less and except that part which lies within the county prescriptive right-of-way of said road.

Area B:

Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: **Commence** at a 3" capped pipe at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and run N $46^{\circ}31'52''$ W, along the diagonal line from the SE corner to the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, 1842.10 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS, which is also the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the **Point of Beginning** of the herein described property; thence run N $46^{\circ}32'42''$ W, along the diagonal line from the SE corner to the NW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, 689.23 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS; thence N $87^{\circ}41'36''$ E, 495.04 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS on the East line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence S $0^{\circ}39'35''$ E, along the East $\frac{1}{4}$ - $\frac{1}{4}$ line, 494.00 feet to the **Point of Beginning**. Said described property contains 2.81 acres.

Area C:


Part of the SE ¼ of the NW ¼ of Section 13, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: **Commence** at a 3" capped pipe at the SE corner of the SW ¼ and run N 0°35'36" W, along the East ¼ section line, 2640.54 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS, at the SE corner of the SE ¼ of the NW ¼ being the **Point of Beginning** of the herein described property; thence run S 87°45'46" W, along the South ¼ - ¼ line, 487.00 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS; thence N 43°35'05" E, 698.53 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS on the East line of the SE ¼ of the NW ¼; thence S 0°35'36" E, along the East ¼ - ¼ line, 487.00 feet to the **Point of Beginning**. Said described property contains 2.72 acres.

According to Property Surveys dated April 17, 2017, prepared by Hancel L. Cox, P.L.S., Alabama Lic. No. 17832, of McGehee Engineering Corp.

For Informational Purposes Only:

Parcel Nos. 24-6-13-0-000-003.000 (Part) and 24-6-14-0-000-003.000 (Part)

Being a portion of the premises conveyed to Seller by deed, dated February 10, 2000, recorded in the Probate Office of Shelby County, Alabama, in Inst. #2000-04452.


20170601000191760 4/5 \$95.00
Shelby Cnty Judge of Probate, AL
06/01/2017 10:58:00 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name John Hancock Life Insurance Company (U.S.A.)
Mailing Address c/o Hancock Forest Management Group, Inc.
197 Clarendon Street, C-08-99
Boston, MA 02116-5010

Grantee's Name Jesse Creek Mining, LLC
Mailing Address 1615 Kent Dairy Road
Alabaster, AL 35007


Property Address No assigned address - 15.04+/- acres of rural
land located in Sections 13 and 14,
Township 21 South, Range 4 West,
Shelby County, Alabama

Date of Sale May 25, 2017
Total Purchase Price \$ \$67,680.00
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 _____


20170601000191760 5/5 \$95.00
Shelby Cnty Judge of Probate, AL
06/01/2017 10:58:00 AM 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