


Shelby County, AL 04/18/2018
State of Alabama
Deed Tax: \$65.00


20180418000129650 1/6 \$95.00
Shelby Cnty Judge of Probate, AL
04/18/2018 09:04:51 AM FILED/CERT

This instrument was prepared by
and upon recordation, please return to:

Eversheds Sutherland (US) LLP
999 Peachtree Street, NE, Suite 2300
Atlanta, GA 30309
Attn: Kevin Thomas, Esq.

Please send tax notice to:

John Hancock Life Insurance Company
(U.S.A.)
c/o Hancock Natural Resource Group, Inc.
197 Clarendon Street
C-08-99
Boston, MA 02116

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

March ^{21st} THIS STATUTORY WARRANTY DEED (this "Deed"), made as of the ^{21st} day of *March*, 2018, between **HEADWATERS INVESTMENTS CORPORATION**, a Delaware nonstock corporation, the address of which is c/o Forest Investment Associates L.P., 15 Piedmont Center, Suite 1250, Atlanta, Georgia 30305 ("**Grantor**") and **JOHN HANCOCK LIFE INSURANCE COMPANY (U.S.A)**, a Michigan corporation, the address of which is c/o Hancock Natural Resource Group, Inc., 197 Clarendon Street, C-08-99, Boston, MA 02116 ("**Grantee**").

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey, with limited warranty, unto the Grantee, the following described property located in the County of Shelby, Alabama, together with (i) all timber growing, standing or lying thereon, (ii) all buildings thereon, (iii) all roads, bridges and other improvements and fixtures thereon, and (iv) all other privileges, appurtenances, easements and other rights appertaining thereto (the "**Property**"):


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD, the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, its successors and assigns, forever **IN FEE SIMPLE**.

This conveyance and the limited warranty of title set forth herein are made subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference for all purposes (collectively, the "**Permitted Encumbrances**").

Except with respect to the Permitted Encumbrances, Grantor covenants with Grantee that it will forever warrant and defend said title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[signature on following page]


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IN WITNESS WHEREOF, Grantor has caused this Deed to be duly executed, effective as of the day and year first above written.

GRANTOR:

HEADWATERS INVESTMENTS
CORPORATION, a Delaware nonstock
corporation

By: 
Name: Charles L. VanOver
Title: Vice President

STATE OF GEORGIA

COUNTY OF FULTON

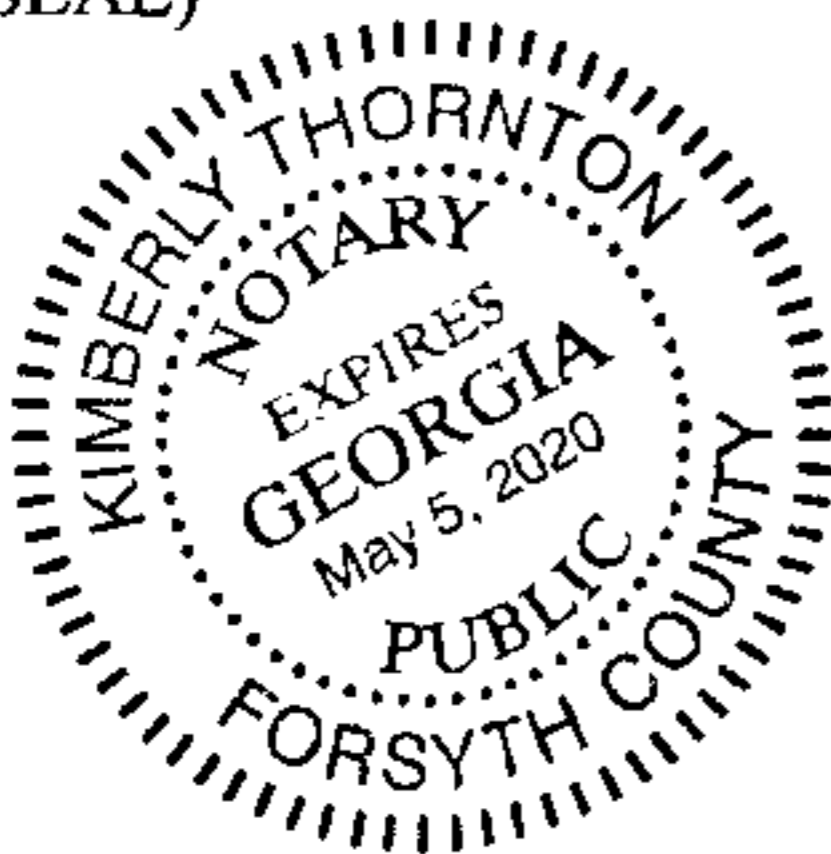
)
) ACKNOWLEDGEMENT
)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Charles L. VanOver, whose name as Vice President of Headwaters Investments Corporation, a Delaware nonstock corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he, with full authority as such officer, executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 14th day of March, 2018.

My commission expires:

Notary Public, Forsyth County, Georgia
My Commission Expires May 5, 2020
(SEAL)



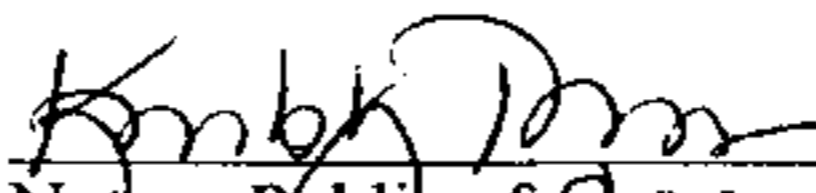

Notary Public of Georgia
Printed Name: Kimberly Thornton



EXHIBIT A

PROPERTY

The following described property situated in Shelby County, Alabama:

Township 21 South, Range 4 West

Northeast 1/4 of the Northwest 1/4

33 21 South 4 West



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EXHIBIT B

Permitted Encumbrances

1. Ad valorem taxes not yet due and payable.
2. All previous recorded reservations, exceptions and conveyances of record of oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests.
3. All matters that would be revealed by a current, accurate survey or inspection of the Property.
4. Existing zoning and land use restrictions.
5. Riparian rights of others in and to any creeks, rivers, lakes or streams located on or adjoining the Property.
6. All matters set forth in the recorded deed conveying title to the Property to Grantor.
7. Existing road rights of way and the right of the public to use such roads.
8. Existing railroad rights of way and easements.
9. Existing utility easements and rights of way.
10. Lack of legal and/or practical access to any portion of the Property.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Inst. # 1997- 9552, and Inst. # 2000-04450, in Probate Office of Shelby County, Alabama.
12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 153, Page 169 and Deed Book 179, Page 456, in the Probate Office of Shelby County, Alabama.
13. Right of way agreement between Montevallo Coal Mining Company and Shelby County dated July 6, 1936. (unrecorded)
14. Transmission Line Permit to Alabama Power Company as set out in Deed Book 104, Page 288 and Inst. No. 1997-2630 in the Probate Office. (Township 21 South, Range 4 West)

#21 - Shelby Co. - JHL Co.

Real Estate Sales Validation Form

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

Grantor's Name Headwaters Investments Corporation
Mailing Address C/o Forest Investment Associates, L.P.
15 Piedmont Center, Suite 1250
Atlanta, Georgia 30305
Attention: Sarah Hall

Grantee's Name John Hancock Life Insurance Company (U.S.A.)
Mailing Address C/o Hancock Natural Resource Group, Inc.
197 Clarendon Street, C-08-99
Boston, MA 02116
Attention: General Counsel

Property Address 35 Acres located in
Shelby County, AL

Date of Sale March 21, 2018
Total Purchase Price \$ 64,930.00
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

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 March 21, 2018

Print Charles L VanOver

☒ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1