


Shelby County, AL 02/26/2019  
State of Alabama  
Deed Tax: \$9830.50

  
20190226000060950 1/24 \$9914.50  
Shelby Cnty Judge of Probate, AL  
02/26/2019 04:14:23 PM FILED/CERT

## STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that the **SWF BIRMINGHAM, LLC**, a Delaware limited liability company (the "Grantor"), with a mailing address of c/o The Molpus Woodlands Group, LLC, 654 N. State Street, Jackson, MS 39202, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **SERIES ONE OF TWIN CREEKS TIMBER, LLC**, a Delaware limited liability company, with an address at c/o Green Diamond Management Company, 1301 Fifth Avenue, Suite 2700, Seattle, WA 98101 (the "Grantee"), does upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained or mentioned, hereby grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as is more particularly described on Exhibit A, which is attached hereto and adopted and incorporated herein as if fully set out (the "Property"), TOGETHER, with all and singular, the rights, members, privileges, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto, TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

Title to the Property shall be subject to those matters set forth on Exhibit B, which is attached hereto and adopted and incorporated herein as if fully set out.

Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons claiming by, through, or under Grantor, and none other, EXCEPT that no warranty is hereby extended to the conveyance of any mineral rights, including sand, clay and gravel rights, being conveyed herein. Other than any such implied warranties of title, **Grantor makes no warranty whatsoever, whether express or implied and conveys the Property to Grantee as is with all faults.**

All recording references in this deed are to the records appearing in the Office of the Judge of Probate of Shelby County, Alabama.

[Signature Page to Follow]

SWF B'ham to Series One of Twin Creek Timber, LLC  
Statutory Warranty Deed

[Signature Page for Statutory Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 6<sup>th</sup> day of December, 2018 and effective as of the 12<sup>th</sup> day of December, 2018.

GRANTOR:

SWF BIRMINGHAM, LLC,  
a Delaware limited liability company

By: [Signature]  
Ken Sewell, Chief Operating Officer of  
The Molpus Woodlands Group, LLC,  
its Authorized Agent and Property Manager

STATE OF MISSISSIPPI  
COUNTY OF FORREST

I, Morgan Miller, a notary public in and for said County in said State, hereby certify that Ken Sewell whose name as Chief Operating Officer of The Molpus Woodlands Group, LLC, the Authorized Agent and Property Manager of SWF Birmingham, LLC, a Delaware limited liability company, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company, after having taken an oath.

Given under my hand and official seal on this the 6<sup>th</sup> day of December, 2018.

Morgan Miller  
Notary Public  
Commission Expires: 12/20/19


[AFFIX NOTARIAL SEAL]

INSTRUMENT PREPARED BY:  
April D. Smith, Esq.  
Adams and Reese LLP  
11 North Water Street, Suite 23200  
Mobile, Alabama 36602  
(251) 433-3234

Attachments:

Exhibit "A"- Description of the Property  
Exhibit "B"- Statutory Warranty Exceptions


Statutory Warranty Deed  
Shelby County, AL

  
20190226000060950 2/24 \$9914.50  
Shelby Cnty Judge of Probate, AL  
02/26/2019 04:14:23 PM FILED/CERT


**EXHIBIT A**

**The Property**

**[See Attached]**

  
20190226000060950 3/24 \$9914.50  
Shelby Cnty Judge of Probate, AL  
02/26/2019 04:14:23 PM FILED/CERT

SWF B'ham to Series One of Twin Creek Timber, LLC  
Statutory Warranty Deed

  
 20190226000060950 4/24 \$9914.50  
 Shelby Cnty Judge of Probate, AL  
 02/26/2019 04:14:23 PM FILED/CERT

**Shelby County Green – Tracts 323 through 345**  
**Township 21 South, Range 4 West**

Tract	Section	
323	13	The West 30 acres of the North-West quarter of the North-East quarter; the North half of the North-West quarter; the Southwest diagonal half of the South-West quarter; less and except the right of way of the Southern Railway Company (Norfolk Southern Railway Company).
324	14	The North-East quarter; the West half of the South-East quarter; less and except the right of way of the Southern Railway Company (Norfolk Southern Railway Company).
325	15	The North-West quarter of the North-East quarter; the South half of the North-East quarter; the North-West quarter; the North-East quarter of the South-West quarter; the South-East quarter; less and except the right of way of the Southern Railway Company (Norfolk Southern Railway Company).
326	17	The North-East quarter; the West half of the North-West quarter; the South-West quarter; the North-East quarter of the South-East quarter. Less and Except that property sold to Highway 13, LLC by deed dated 8/11/2015 and corrected by deed dated 12/5/2016 as follows: The North-East Quarter; the West half of the North-West quarter; the South-West quarter lying and being East of the Cahaba River; the North-East quarter of the South-East quarter.

327	19	The East half of the North-East quarter; the North-East quarter of the South-East quarter; the South half of the South-East quarter.
328	20	The entire Section except the following three (3) tracts: (1) that part in the South half of the South-East quarter described as follows: Commence at the Southeast corner, thence run Northwesterly 292.73 feet, more or less, along the North line of the South diagonal half of the South half of the South-East quarter of the South-East quarter to the East right-of-way line of the Southern Railroad Company, said point being the Point of Beginning; thence continue Northwesterly 1,198.36 feet, more or less, along the last described line to the Northwest corner of said South half, thence run Southwesterly 933.19 feet, more or less, along the North line of the South diagonal half of the South-East quarter of South-West quarter of the South-East quarter to a point on the South boundary line of said Section, thence run East 1,695 feet, more or less, along the South boundary of said Section to a point on the East right-of-way line of the Southern Railway Company, thence turn Northeasterly and run along the said East right-of-way line 135.0 feet, more or less, to the Point of Beginning; (2) Commence at the Southeast corner of said Section and run Northwesterly North 63 degrees, 30 minutes, 49 seconds West along the North line of the South diagonal half of the South half of the South-East quarter of the South-East quarter 393.30 feet to a point on the West right-of-way line of the Norfolk Southern railroad track, said point being the Point of Beginning of the herein excepted tract; thence continue along the last described course 301.94 feet, thence North 18 degrees, 46 minutes, 46 seconds East in a Northeasterly direction 1,424.74 feet, thence South 71 degrees, 12 minutes, 06 seconds East in a Southeasterly direction 172.0 feet, more or less, to a point on the East boundary line of said Section 20, thence right and run Southerly along said East boundary to a point on the West right-of-way line of said Norfolk Southern Railroad, thence right and run Southwesterly along said right of way line to the Point of Beginning; (3) Begin at the Southeast corner of said Section 20 and run Westerly along the South boundary line of said Section 20 to a point on the East right of way line of the Norfolk Southern Railroad track, thence right and run Northeasterly along said East right of way line to a point on the East boundary line of said Section 20, thence right and run Southerly along said East boundary line to the Point of Beginning; less and except the right of way of the Southern Railway Company (Norfolk Southern Railway Company). Also, less and except that property sold to to Highway 13, LLC by deed dated 8/11/2015 and corrected by deed dated 12/5/2016 as follows: All that part of the North half lying and being North of the Cahaba River.
329	21	The entire Section except the following five (5) described tracts: (1) Commence at the Southwest corner of the North-East quarter of the North-West quarter; thence East along the South boundary line of said quarter-quarter 90.5 feet, thence turning an angle of 68 degrees 37 minutes to the



20190226000060950 5/24 \$9914.50  
Shelby Cnty Judge of Probate, AL  
02/26/2019 04:14:23 PM FILED/CERT



		<p>left Northeast 341.9 feet to the Point Beginning of boundary of tract herein excepted, thence turning an angle of 90 degrees 00 minutes to the right Southeast 200.0 feet, thence turning an angle of 90 degrees 00 minutes to the left Northeast 400 feet, thence turning an angle of 90 degrees 00 minutes to the left Northwest 200.0 feet, thence turning an angle of 90 degrees 00 minutes to the left Southwest 400.0 feet to the Point of Beginning; also, except the following described tract: (2) that part of the following described tract that lies within said Section: Commence at the Southwest corner of the South-West quarter of the South-West quarter of Section 21 Township 21 South Range 4 West, thence run North along the West line of said Section 21, 890.01 feet to the Point of Beginning, thence turn left 88 degrees 31 minutes 17 seconds and run Westerly 103.06 to a point on the Westerly right of way of Southern Railroad, thence turn right 107 degrees 37 minutes 39 seconds and run Northeasterly along said right of way 708.44 feet, thence turn right 90 degrees and run Southeasterly 184.26 feet, thence turn right 30 degrees 13 minutes 17 seconds and run Southeasterly 226.97 feet, thence turn right 33 degrees 50 minutes 13 seconds and run Southeasterly 144.96 feet, thence turn left 0 degrees 19 minutes 22 seconds and run Southeasterly 192.25 feet, thence turn right 107 degrees 11 minutes 36 second and run Northwesterly 96.36 feet, thence turn left 45 degrees 53 minutes 31 seconds and run Southwesterly 217.55 feet, thence turn right 37 degrees 20 minutes 08 seconds and run Westerly 220.97 feet to the Point of Beginning; (3) Begin at the Southwest corner of said Section 21 and run Northerly along the West boundary line of said Section 21 to the point of intersection with the East right of way line of the Norfolk Southern railroad, thence right South 88 degrees 45 minutes 47 seconds East and run Easterly 219.16 feet, thence North 53 degrees 46 minutes 03 seconds East and run Northeasterly 217.55 feet, thence South 80 degrees 15 minutes 58 seconds East and run Southeasterly 472.27 feet, thence South 18 degrees 47 minutes 54 seconds West and run Southwesterly 986.46 feet to a point on the South boundary line of said Section 21, thence right and run Westerly along said South boundary line to the Point of Beginning; (4) Commence at the Southeast corner of Section 21 Township 21 South Range 4 West; thence run Westerly along the South line of said Section 1875.40 feet, thence turn right an angle of 90 degrees and run Northerly and at right angles to said South line 978.69 feet to the Point of Beginning, thence turn left an angle of 86 degrees 42 minutes 02 seconds and run Westerly 333.28 feet, thence turn right an angle of 76 degrees 00 minutes 24 seconds and run Northwesterly 444.58 feet, thence turn right an angle of 76 degrees 53 minutes 05 seconds and run Northeasterly 230.20 feet, thence turn left an angle of 26 degrees 45 minutes 26 seconds and run Northeasterly 400.06 feet, thence turn right an angle of 31 degrees 49 minutes and run Northeasterly 266.25 feet, thence turn right an angle of 52 degrees 51 minutes 13 seconds and run Southeasterly 128.05 feet, thence turn right an angle of 64 degrees 49 minutes 30 seconds and run Southwesterly 675.16 feet, thence turn left an angle of 21 degrees 27 minutes 52 seconds and run Southeasterly 360.58 feet, thence turn right an angle of 123 degrees 39 minutes 23 seconds and run Northwesterly 408.55 feet to the Point of Beginning; (5) Commence at the Southwest corner of said Section 21 and run Northerly along the West boundary of said Section 1,222.2 feet, more or less, to a point on the</p>
--	--	--



20190226000060950 6/24 \$9914.50  
Shelby Cnty Judge of Probate, AL  
02/26/2019 04:14:23 PM FILED/CERT

		West right of way line of the Norfolk Southern railroad tract to the Point of Beginning of the herein described excepted tract, thence continue along the last described course and West boundary line of said Section 21, 389.8 feet to a point on the North line of tract 1, thence right and run on the extension of said North line in a Southeasterly direction 130.0 feet more or less to a point on the West right of line of the Norfolk Southern railroad track, thence right and run in a Southwesterly direction along said West right of way line to the Point of Beginning; also less and except the right of way of the Southern Railway Company (Norfolk Southern Railway Company).
330	22	The North half of the North-East quarter of the North-East quarter; the Northeast diagonal half of the South half of the North-East quarter of the North-East quarter; the North half of the North-West quarter of the North-East quarter; the North-East quarter of the North-West quarter except the Southeast diagonal half of said quarter-quarter; the West half of the North-West quarter; the Northwest diagonal half of the West half of the South-East quarter of the North-West quarter; the Northwest diagonal half of the West half of the South-West quarter; the Southeast diagonal half of the South-East quarter of the South-West quarter of the South-West quarter; the South half of the South-East quarter of the South-West quarter; the Southeast diagonal half of the North half of the South-East quarter of the South-West quarter; the Southeast diagonal half of the North half of the South-East quarter; the South half of the South-East quarter; except the following three (3) tracts all lying within the North-West quarter of Section 22: Tract (1) commence at the Southeast corner of the North-West quarter of the North-West quarter; thence West along the South boundary line of said quarter-quarter a distance of 300 feet to the Point of Beginning, thence turn 90 degrees 00 minutes to the right in a Northerly direction a distance of 220 feet, thence turn 90 degrees 00 minutes to the left in a Westerly direction a distance of 250 feet, thence turn 90 degrees 00 minutes to the left in a Southerly direction a distance of 660 feet, thence turn 90 degrees 00 minutes to the left in a Easterly direction a distance of 250 feet, thence turn 90 degrees 00 minutes to the left in a Northerly direction a distance of 440 feet to the Point of Beginning; Tract (2) a strip of land 50 feet wide, 25 feet on each side of the following described center line, commence at the Southwest corner of the South-East quarter of the North-West quarter, thence North 27 degrees 00 minutes East a distance of 250 feet, more or less, to the center of a drainage, said drainage being the Point of Beginning, thence in a Northwesterly direction along the meanderings of said drainage a distance of 900 feet, more or less, to the boundary of Tract (1); Tract (3) a strip of land 50 feet wide, 25 feet on each side of the following described center line, commence at the Southeast corner of the North-West quarter of the North-West quarter, thence West along the South boundary of said quarter-quarter 300.0 feet to the East boundary of Tract 1; thence turn 90 degrees 00 minutes to the right along then East boundary of Tract 1, 220 feet to the Northeast corner of Tract 1, said point being in the center of a drainage and also the Point of Beginning; thence in a Northeasterly



20190226000060950 7/24 \$9914.50  
Shelby Cnty Judge of Probate, AL  
02/26/2019 04:14:23 PM FILED/CERT




		direction along the meanderings of said drainage a distance of 1,350 feet, more or less, to the North boundary of Section 22.
331	23	The entire Section except the West half of the West half of the South-West quarter of the North-West quarter.
332	24	The West half of the Section.
333	25	The Northwest diagonal half of the North-East quarter of the North-West quarter; the North-West quarter of the North-West quarter; the West half of the South-West quarter of the North-West quarter; the West half of the North-West quarter of the South-West quarter; except that part portion of the following described tract that lies within said Section 25, lying in the West half of the West half of the North-West quarter and of the West half of the North-West quarter of the South-West quarter of Section 25: Commence at the Northwest corner of said Section 25 being an old 2.5 inch pipe, that has the top capped piece rusted off, and run South 0 degrees 17 minutes 52 seconds East, along the West line of said Section, 906.56 feet to the Point of Beginning of the herein described property, thence run South 33 degrees 36 minutes 32 seconds East, 253.88 feet, thence run South 28 degrees 43 minutes 04 seconds East, 532.85 feet; thence run South 13 degrees 57 minutes 03 seconds East, 1128.89 feet to the East line of the West half of the North-West quarter of the South-West quarter of said Section 25, thence run South 68 degrees 14 minutes 54 seconds West, 333.95 feet, thence run North 22 degrees 04 minutes 22 seconds West, 407.90 feet, thence run North 19 degrees 36 minutes 57 seconds West, 1408.06 feet, thence run North 54 degrees 04 minutes 42 seconds East, 330.24 feet to the Point of Beginning (said excepted tract conveyed to Jesse Creek Mining LLC by United States Steel Corporation by deed dated April 22, 2014).
334	26	The entire Section except the South half of the South-East quarter; and except the part of the following described tract lying within said Section 26, in the West half of the West half of the North-West quarter and of the West half of the North-West quarter of the South-West quarter of Section 25; and part of the East half of the North-East quarter of Section 26, described as follows: Commence at the Northeast corner of said Section 26 being an old 2.5 inch pipe, that has the top capped piece rusted off, and run South 0 degrees 17 minutes 52 seconds East, along the East line of said Section, 906.56 feet to the Point of Beginning of the herein described property, thence run South 33 degrees 36 minutes 32 seconds East, 253.88 feet, thence run South 28 degrees 43 minutes 04 seconds East, 532.85 feet, thence run South 13 degrees 57 minutes 03 seconds East, 1128.89 feet to the East line of the West half of the North-West quarter of the South-West quarter of said Section 25, thence run South 68 degrees 14 minutes 54 seconds West, 333.95 feet, thence run North 22 degrees 04 minutes 22 seconds West, 407.90 feet; thence run North 19 degrees 36 minutes 57 seconds West, 1408.06 feet, thence run North 54 degrees 04 minutes 42




20190226000060950 8/24 \$9914.50  
Shelby Cnty Judge of Probate, AL  
02/26/2019 04:14:23 PM FILED/CERT



		seconds East, 330.24 feet to the Point of Beginning and also except the following described tract: Commence at the Northeast corner of said Section 26, being an old 2.5 inch pipe, that has the top capped piece rusted off, and run South 0 degrees 17 minutes 52 seconds East, along the East section line, 1318.54 feet to a calculated position for the Northeast corner of the South-East quarter of the North-East quarter, thence run South 89 degrees 36 minutes 28 seconds West, along the North line of the South-East quarter of the North-East quarter, 613.93 feet to the Point of Beginning of the herein described property, thence run South 29 degrees 12 minutes 10 seconds West, 634.07 feet, thence run South 48 degrees 32 minutes 57 seconds West, 721.13 feet, thence run North 58 degrees 13 minutes 48 seconds West, 320.00 feet, thence run North 36 degrees 15 minutes 59 seconds East, 307.41 feet, thence run North 39 degrees 52 minutes 25 seconds East, 1084.29 feet, thence run South 61 degrees 15 minutes 51 seconds East, 320.00 feet, thence run South 29 degrees 12 minutes 10 seconds West, 73.08 feet to the Point of Beginning (said excepted tract conveyed to Jesse Creek Mining LLC by United States Steel Corporation by deed dated April 22, 2014).
335	27	The entire Section.
336	28	The entire Section except the South-East quarter of the South-West quarter; also except the following (4) described tracts: (1) Commence at the Southwest corner of Section 28 Township 21 South Range 4 West, thence run North along the West line of said Section 28 a distance of 3388.73 feet, thence turn right 90 degrees and run Easterly a distance of 1,942.04 to the Point of Beginning, thence turn left 48 degrees 49 minutes 55 seconds and run Northeasterly a distance of 189.06 feet, thence turn right 72 degrees 12 minutes 18 seconds and run Southeasterly a distance of 203.99 feet, thence turn right 90 degrees 42 minutes 46 seconds and run Southwesterly a distance of 200.80 feet, thence turn right 93 degrees 52 minutes 03 seconds and run Northwesterly a distance of 260.10 feet to the Point of Beginning; (2) Commence at the Southwest corner of the South-West quarter of the South-West quarter of Section 28 Township 21 South Range 4 West, thence run North along the West line of said Section 21 a distance of 1,760.98 feet, thence turn right 90 degrees 0 minutes 0 seconds and run Easterly 1,274.44 feet to the Point of Beginning, thence turn left 78 degrees 39 minutes 30 seconds and run Northeasterly 219.49 feet, thence turn right 89 degrees 59 minutes 56 seconds and run Southeasterly 87.15 feet, thence turn right 90 degrees 00 minutes 00 seconds and run Southwesterly 219.49 feet, thence turn right 90 degrees 00 minutes 19 seconds and run Northwesterly 87.15 feet to the Point of Beginning; (3) Begin at the Northwest corner of said Section 28, thence South 89 degrees 58 minutes 00 seconds East and run along the North boundary of said Section 539.29 feet, thence South 18 degrees 47 minutes 54 seconds West, 705.80 feet, thence South 84 degrees 07 minutes 01 seconds West, 310.5 feet, more or less, to the West boundary of said Section 28, thence right

  
 20190226000060950 9/24 \$9914.50  
 Shelby Cnty Judge of Probate, AL  
 02/26/2019 04:14:23 PM FILED/CERT

		and run Northerly along said West boundary line to the Point of Beginning; (4) Commence at the Northwest corner of said Section 28 and run South 89 degrees 58 minutes 00 seconds East, along the North section line, 836.92 feet, thence South 0 degrees 02 minutes 00 seconds West, 321.24 feet to the Point of Beginning of the herein described property; thence South 56 degrees 30 minutes 24 seconds East, 142.00 feet, thence South 33 degrees 29 minutes 36 seconds West, 208.00 feet, thence North 56 degrees 30 minutes 24 seconds West, 142.00 feet, thence North 33 degrees 29 minutes 36 seconds East, 208.00 feet to the Point of Beginning.
337	29	The North half of the Section except the following two (2) tracts in the North-East quarter of said Section described as follows: (1) Commence at the Northeast corner of said Section, thence West along the North boundary line of said Section to a point on the East right-of-way line of the Southern Railway Company, said point being the Point of Beginning of the tract herein excepted; thence West along the last described course 1,695 feet, more or less, to the Northwest corner of the East half of the North-West quarter of the North-East quarter; thence run Southwesterly on a diagonal 1,361.87 feet, more or less, to the Southeast corner of the South-West quarter of the South-West quarter of the North-West quarter of the North-East quarter, said point also being on the South line of the North half of the North-East quarter, thence run Easterly 1,127.96 feet, more or less, along the South line of said North half of the North-East quarter to a point on the West line of a tract of land quitclaimed by USX Corporation to Oak Mountain Energy Corporation by deed dated August 24, 1996, said point also lying on the West side of a right-of-way of Southern Railway Company, thence turn and run Southwesterly along West side of said tract 327.42 feet to the Southwest corner of said right-of-way by deed dated August 24, 1996, thence turning an angle of 91 degrees 40 minutes 24 seconds to the left in a Southeasterly direction a distance of 257.94 feet, thence turning an angle of 55 degrees 21 minutes 07 seconds to the left in a Northeasterly direction a distance of 303.48 feet, thence an angle of 20 degrees 57 minutes 16 seconds to the left in a Northeasterly direction a distance of 801.74 feet, thence turning an angle of 16 degrees 19 minutes 28 seconds to the left in a Northeasterly direction a distance of 322.74 feet, thence turning an angle of 61 degrees 53 minutes 18 seconds to the left in a Northwesterly direction 117.33 feet to a point on the East right of way boundary line of the Southern Railway, thence Northeasterly along said right-of-way boundary to the Point of Beginning; (2) Begin at the Northeast corner of said Section 29 and run Southerly along the East boundary of said Section 703.2 feet, more or less, to a point on a South boundary line of a tract of land conveyed by United States Steel Corporation to Tacoa Minerals, LLC by document dated Oct. 10, 2012, thence right and run Southwesterly along the extension of said South boundary line 77.63 feet, more or less, thence South 24 degrees 18 minutes 26 seconds West, 1,186.13 feet, thence South 61 degrees 01 minutes 54 seconds West, 585.52 feet, thence North 00 degrees 25 minutes 23 seconds

  
 20190226000060950 10/24 \$9914.50  
 Shelby Cnty Judge of Probate, AL  
 02/26/2019 04:14:23 PM FILED/CERT



		<p>West, 186.85 feet to the point of a curve to the left having a central angle of 22 degrees 18 minutes 1.7 seconds and a radius of 897.5 feet, thence in a Northerly direction along the arc with a bearing of North 30 degrees 16 minutes 23 seconds East, 349.34 feet, thence North 13 degrees 14 minutes 47 seconds East, 44.03 feet, thence South 78 degrees 59 minutes 15 seconds East, 157.89 feet, thence North 45 degrees 20 minutes 56 seconds East, 303.15 feet, thence North 24 degrees 36 minutes 19 seconds East, 801.8 feet, thence North 8 degrees 16 minutes 06 seconds East, 322.74 feet, thence North 53 degrees 37 minutes 12 degrees West, 117.05 feet to the point of a curve to the left having a central angle of 9 degrees 44 minutes 30.6 seconds and a radius of 1,447.50 feet, thence in a Northeasterly direction along the arc with a bearing of North 30 degrees 16 minutes 23 seconds East, 246.11 feet, thence North 25 degrees 24 minutes 8 seconds East, 114.26 feet, thence North 22 degrees 52 minutes 9 seconds East to a point on the North boundary of said Section 29, thence turn right and run Easterly along said North boundary to the Point of Beginning; the North half of the North-East quarter of the South-West quarter; the South-West quarter of the North-East quarter of the South-West quarter; the North-West quarter of the South-West quarter; the North half of the North half of the South-West quarter of the South-West quarter; the East half of the South-East quarter of the South-West quarter of the South-West quarter; the South-East quarter of the North-East quarter of the South-West quarter of the South-West quarter; the South-East quarter of the South-West quarter except the North half of the North-East quarter of said quarter-quarter; the North-East quarter of the North-West quarter of the South-East quarter; the East half of the North-West quarter of the North-West quarter of the South-East quarter; the East half of the South-East quarter of the North-West quarter of the South-East quarter; the East half of the South-East quarter; the East half of the North-East quarter of the South-West quarter of the South-East quarter; the South half of the South-West quarter of the South-East quarter; subject to the following described easement previously reserved by United States Steel Corporation: a non-exclusive 60.0 foot wide easement on the lands described in said Section to serve the adjoining lands of United States Steel Corporation, for the purpose of providing ingress and egress to serve the adjoining lands of United States Steel Corporation and its successors and assigns intersecting with Shelby County Road # 24 and crossing the following quarter-quarter Section, the South-West quarter of the South-West quarter, as shown on map labeled Exhibit 1.</p>
338	30	<p>The Southwest diagonal half of the South half of the North-West quarter; the South-East quarter of the South-East quarter of the North-West quarter, less and except that portion sold to Fresh Air Properties LLC by deed dated 11/3/2016; a tract of land described as follows: Begin at the Southeast corner of the North-East quarter of the South-East quarter of the North-West quarter, thence North along the East boundary of said quarter-quarter-quarter 300.0 feet, thence turn an angle to the left of 135 degrees in a Southwesterly direction to the South boundary of said quarter-quarter-quarter to a point 300.0 feet West of the Southeast corner of said quarter-quarter-quarter,</p>




		thence East along said South boundary to the Point of Beginning; the North-East quarter of the South-West quarter; the West half of the South-West quarter; that part of the North-East quarter of the South-East quarter described as follows: Begin at the Northeast corner of Lot 7 of Subdivision of the Booth Estate, thence South along the East boundary of Lots 7 and 2 of said subdivision to a point on the South boundary of said quarter-quarter 335 feet West of the Southeast corner of said quarter-quarter, thence West along the South boundary to the Southwest corner of said quarter-quarter, thence North along the West boundary 210 feet, thence East parallel with the South boundary of said quarter-quarter 334.8 feet to the West boundary of Lot 3 of said subdivision of the Booth Estate, thence North along the West boundary of Lot 3 and Lot 6 to the North boundary of said North-East quarter of the South-East quarter, thence East 667.6 feet along said North boundary to Point of Beginning; the North-West quarter of the South-East quarter except the North-East quarter of said quarter-quarter; the South-East quarter of the South-East quarter except for the Southeast diagonal half of the South-East quarter of said quarter-quarter.
339	31	The Northwest diagonal half of the West half of the North-East quarter of the North-East quarter; the West half of the North-East quarter; the North-East quarter of the North-West quarter; the West half of the North-West quarter except that property sold to Fresh Air Properties, LLC by deed dated 11/3/2016 described as that portion of the West half of the North-West quarter lying north and west of the west margin of Woods Road as depicted on the attached map labeled "Schedule 1.1 (a) Map."; the North-West quarter of the South-West quarter; the North-West quarter of the South-East quarter; the North-East quarter of the South-East quarter except the North-West quarter of said quarter-quarter.
340	32	The North half of the Section except the West half of the West half of the North-West quarter and also except a tract of land lying in the North-East quarter of the North-West quarter described as follows: commence at the Northeast Section corner, thence west along the North boundary of said Section 2,791 feet, thence turn an angle to the left of 90 degrees 00 minutes in a southerly direction 372 feet to the Point of Beginning of the tract herein excepted, thence continue on the last described course 267 feet, thence turn an angle to the right of 90 degrees 00 minutes in a westerly direction 533 feet, thence turn an angle to the right of 90 degrees 00 minutes in a northerly direction 267 feet, thence turn an angle to the right of 90 degrees 00 minutes in a easterly direction 533 feet, more or less, to the point of beginning; the North half of the South-West quarter; the North half of the South-East quarter except that part lying South of the center line of Antioch-Marvel public road; the South half of the South-East quarter of the South-East quarter.
341	33	The entire Section except the following four (4) tracts: (1) the North-East quarter of the North-West quarter; (2) the West half of the South-West quarter of the South-West quarter; (3) that part of the West half of the North-East quarter described as follows: Commence at the Southwest corner of the North-West quarter of the North-East quarter of said Section




20190226000060950 12/24 \$9914.50  
Shelby Cnty Judge of Probate, AL  
02/26/2019 04:14:23 PM FILED/CERT

		<p>33, thence East along the South boundary of said North-West quarter of the North-East quarter 499.6 feet to Point of Beginning of boundary of said excepted tract, thence turning an angle of 55 degrees 47 minutes to the left Northeast 472.5 feet, thence turning an angle of 134 degrees 00 minutes to the right in a Southeasterly direction 271.1 feet, thence turning an angle of 46 degrees 00 minutes to the right in a Southwest direction 618.45 feet, thence turning an angle of 90 degrees 00 minutes to the right in a Northwest direction 195.0 feet, thence turning an angle of 90 degrees 00 minutes to the right in a Northeast direction 334.25 feet to Point of Beginning; (4) that part of the West half of the North-East quarter described as follows: Commence at the Southwest corner of the North-West quarter of the North-East quarter of said Section 33, thence in an Easterly direction along the South boundary of said North-West quarter of North-East quarter 499.60 feet, thence turning an angle of 55 degrees and 47 minutes to the left in a Northeasterly direction along a straight line which is the Northwest boundary of a 3.20 acre tract of land conveyed by Tennessee Coal, Iron and Railroad Company to Antioch Baptist Church by deed dated the 7<sup>th</sup> day of July 1948, a distance of 472.50 feet to the most Northerly corner of said 3.20 acre tract of land, said most Northerly corner being the Point of Beginning of boundary of said excepted tract herein described; thence continuing in a Northeasterly direction along said straight line 48.90 feet to intersection with the centerline of right of way for a public road conveyed by United States Steel Corporation to Shelby County, Alabama by deed dated the 1<sup>st</sup> day of June, 1955, thence turning an angle of 134 degrees 10 minutes to the right in a Southeasterly direction along a straight line which is the center line of said right of way 513.16 feet to the Point of Beginning of the arc of a curve tangent to said straight line, said arc turning to the left having a radius of 1,910.08 feet, being subtended by a central angle of 15 degrees and 28 minutes and having a chord 514.04 feet in length, thence Southeasterly along said arc which is the center line of said right of way 515.62 feet, thence turning an angle of 125 degrees and 22 minutes to the right from said chord in a Northwesterly direction 617.66 feet to the most Southerly corner of said 3.20 acre tract of land, thence turning an angle of 108 degrees and 13 minutes to the right in a Northeasterly direction along the Southeast boundary of said 3.20 acre tract of land 618.45 feet, thence turning an angle of 46 degrees and 00 minutes to the left in a Northerly direction along a boundary of said 3.20 acre tract of land 271.1 feet to the Point of Beginning.</p>
342	34	The North half of the North-East quarter; the North-West quarter of the North-West quarter; the South half of the North-West quarter; the North half of the South-West quarter; the South-West quarter of the South-West quarter; the North-West quarter of the South-East quarter.
343	35	The North half of the Section except the Southeast diagonal half of the South half of the North-East quarter; the Northwest diagonal half of the South-West quarter.

  
 20190226000060950 13/24 \$9914.50  
 Shelby Cnty Judge of Probate, AL  
 02/26/2019 04:14:23 PM FILED/CERT

**Shelby County**  
**Township 21 South, Range 5 West**

Tract	Section	
344	25	Intentionally deleted Sold to Fresh Air Properties LLC by deed dated July 12, 2016.
345	36	<p>The West half of the North-East quarter; the North-East quarter of the North-West quarter; the South half of the North-West quarter except the following described tract: Commence at the Northeast corner of the South-West quarter of the North-West quarter of Section 36, Township 21 South, Range 5 West, Shelby County, Alabama, as shown on a Boundary Survey of Part of the Westervelt Land Co. Property by Wheeler Surveying and Mapping, dated October 4, 2001, thence in a Westerly direction along the North line of said quarter-quarter of Section 36 a distance of 543.39 feet to a set PK nail, said point being the Point of Beginning; thence continue in a Westerly direction along the North line of said quarter-quarter Section a distance of 640.00 feet, more or less, to a set 5/8 inch capped WSECO rebar (CA#003) on the Southeasterly bank of the Cahaba River, thence in a Southwesterly direction, meandering along the Southeasterly bank of the Cahaba River a distance of 178 feet, more or less, to a set 5/8 inch capped WSECO rebar (CA#003) on the West line of said quarter-quarter Section as shown on said Westervelt Land Co. survey, thence in a Southerly direction (leaving the bank of the Cahaba River) along said West line a distance of 283.00 feet, more or less, to a set PK nail, said point being on the centerline of an existing paved road, said point being on a curve to the left having a radius of 1974.00 feet and a central angle of 6 degrees 23 minutes 55 seconds , thence an angle left of 120 degrees 37 minutes 17 seconds (angle measured to tangent) in a Northeasterly direction along the arc of said curve and along the centerline of said paved road a distance of 220.45 feet to a set PK nail, said point being the P.R.C. (Point of Reverse Curve) of a curve to the right having a radius of 6824.42 feet and a central angle of 2 degrees 05 minutes 29 seconds , thence in a Northeasterly direction along the arc of said curve and along the centerline of said paved road a distance of 249.10 feet to a set PK nail, said point being the P.T. (Point of Tangent), thence tangent to said curve in a Northeasterly direction and along the centerline of said paved road a distance of 39.77 feet to a set PK nail, said point being the P.C. (Point of Curve) of a curve to the right, having a radius of 451.04 feet and a central angle of 26 degrees 20 minutes 48 seconds , thence in a Northeasterly direction along the arc of said curve and along the centerline of said paved road a distance of 207.41 feet to a set PK nail, said point being the P.T. (Point of Tangent), thence tangent to said curve in a Northeasterly direction and along the centerline of said paved road</p>

  
 20190226000060950 14/24 \$9914.50  
 Shelby Cnty Judge of Probate, AL  
 02/26/2019 04:14:23 PM FILED/CERT




		a distance of 168.63 feet to the Point of Beginning. Less and Except that portion conveyed to Shelby Investments, LLC described as All that part of the North-West quarter of the North-East quarter lying north of the Cahaba River; All that part of the North-East quarter of the North-West quarter lying north of the Cahaba River.
--	--	--

**Shelby County**  
**Township 21 South, Range 4 West**

Tract	Section	
350	22	The following three (3) tracts of land all located in the North-West quarter: Tract (1) commence at the Southeast corner of the North- West quarter of the North-West quarter; thence West along the South boundary of said quarter-quarter a distance of 300 feet to the Point of Beginning, thence turn 90 degrees 00 minutes to the right in a Northerly direction a distance of 220 feet; thence turn 90 degrees 00 minutes to the left in a Westerly direction a distance of 250 feet; thence turn 90 degrees 00 minutes to the left in a Southerly direction a distance of 660 feet; thence turn 90 degrees 00 minutes to the left in a Easterly direction a distance of 250 feet; thence turn 90 degrees 00 minutes to the left in a Northerly direction a distance of 440 feet to the Point of Beginning; Tract (2) a strip of land 50 feet wide, 25 feet on each side of the following described center line: commence at the Southwest corner of the South-East quarter of the North-West quarter, thence North 27 degrees 00 minutes East a distance of 250 feet, more or less, to the center of a drainage, said drainage being the Point of Beginning; thence in a Northwesterly direction along the meanderings of said drainage a distance of 900 feet, more or less, to the boundary of Tract 1; Tract (3) a strip of land 50 feet wide, 25 feet on each side of the following described center line, commence at the Southeast corner of the North-West quarter of the North-West quarter; thence West along the South boundary of said quarter- quarter 300 feet to the East boundary of Tract 1; thence turn 90 degrees 00 minutes to the right along then East boundary of Tract 1, 220 feet to the Northeast corner of Tract 1 said point being in the center of a drainage and also the Point of Beginning; thence in a Northeasterly direction along the meanderings of said drainage a distance of 1,350 feet, more or less, to the North boundary of Section 22.
351	32	A tract of land in the North-East quarter of the North-West quarter described as follows: commence at the Northeast Section corner; thence West along the North boundary of said Section 2,791 feet; thence turn an angle to the left of 90 degrees 00 minutes in a Southerly direction 372 feet to the Point of Beginning; thence continue on the last described course 267 feet; thence turn an angle to the right of 90 degrees 00 minutes in a Westerly direction 533 feet; thence turn an angle to the right of 90 degrees 00 minutes in a Northerly direction 267 feet; thence turn an angle to the right of 90 degrees 00 minutes in a Easterly direction 533 feet, more or less, to the Point of Beginning.

20190226000060950 15/24 \$9914.50  
Shelby Cnty Judge of Probate, AL  
02/26/2019 04:14:23 PM FILED/CERT

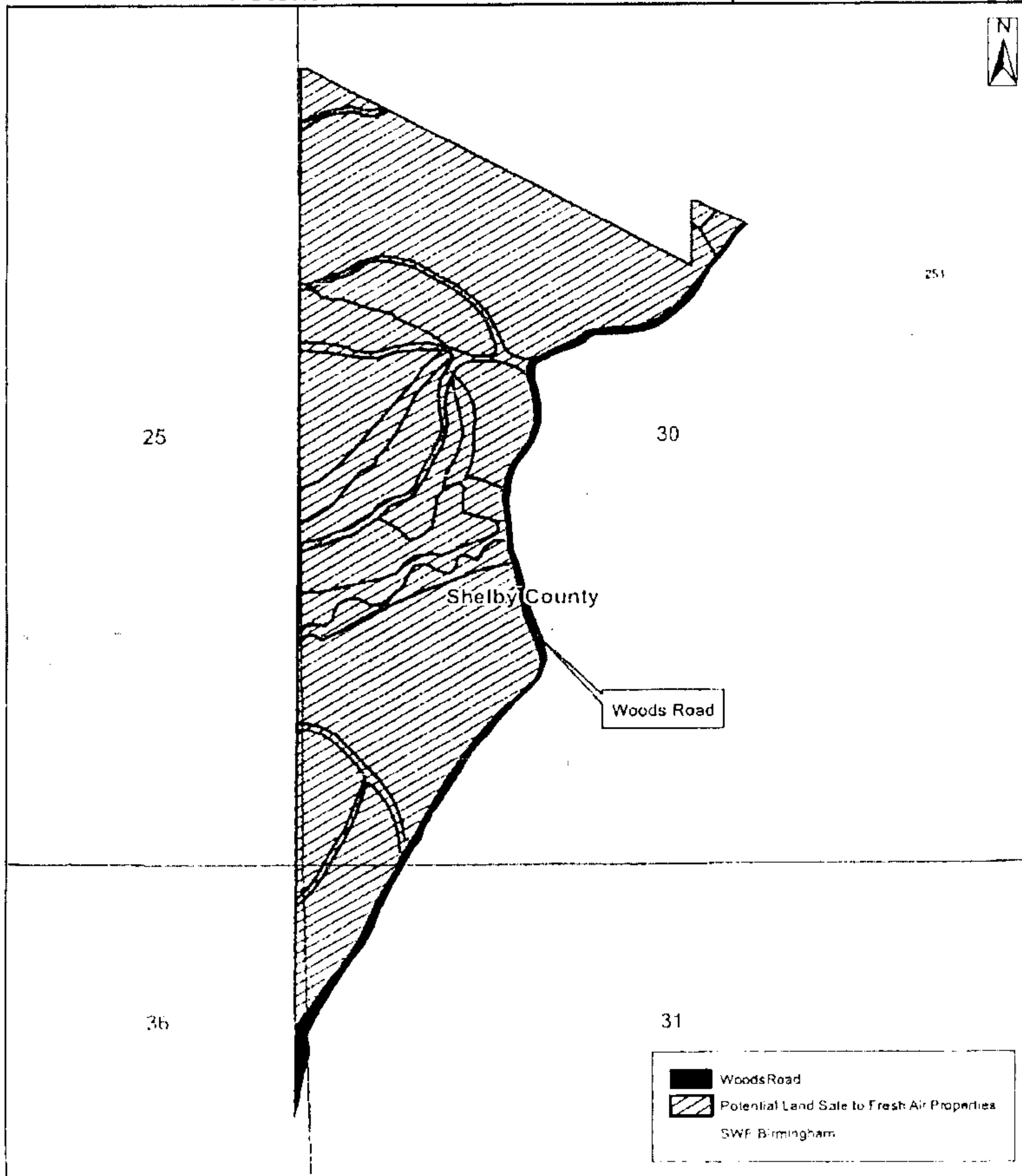
372	16	<p>Begin at the Northwest corner of Lot 3B, Resurvey of Lot 3A of a Resurvey of Lots 2 &amp; 3 of Cahaba River Getaways, as recorded in Map Book 32, Page 57 in the Probate Office of Shelby County, Alabama (the Northwest corner of said Section 16) and run Easterly along the North line of said lot for a distance of 128.77 feet, thence turn an interior angle left of <math>66^{\circ} 57' 36''</math> and run Southwesterly for a distance of 30.29 feet to the beginning of a curve to the left with a radius of 200.00 feet, a central angle of <math>19^{\circ} 56' 47''</math> and a chord length of 69.28 feet, thence continue in a Southwesterly direction along the arc of said curve for a distance of 69.63 feet, thence continue Southwesterly along tangent extended from said curve for a distance of 211.66 feet to the beginning of a curve to the right with a radius of 200.00 feet, a central angle of <math>46^{\circ} 15' 29''</math> and a chord length of 157.12 feet, thence continue in a Southwesterly direction along the arc of said curve for a distance of 161.47 feet, thence continue Southwesterly along tangent extended from said curve for a distance of 17.98 feet to a point on the West line of said Lot, thence turn an interior angle left of <math>50^{\circ} 11' 41''</math> and run Northerly along said Lot line for a distance of 459.42 feet to the Point Of Beginning.</p>
-----	----	--

  
 20190226000060950 16/24 \$9914.50  
 Shelby Cnty Judge of Probate: AL  
 02/26/2019 04:14:23 PM FILED/CERT

20190226000060950 17/24 \$9914.50  
Shelby Cnty Judge of Probate, AL  
02/26/2019 04:14:23 PM FILED/CERT

Schedule L.1(a) Map

SWF Birmingham, LLC - Cahaba Unit  
Parts of Compartment 20 and 22 - SWFLS0040  
Potential Land Sale To Fresh Air Properties



Prepared by The Molpus Woodlands Group, LLC; GIS Dept., Dec. 03, 2016

T21S R4W - Section 30 & 31  
Shelby County, AL

SHOULDS WOODLANDS GROUP

0 25 50 Feet

20161115000420520 4/11 \$300.00  
Shelby Cnty Judge of Probate, AL  
11/15/2016 01:11:19 PM FILED/CERT

SWF Birmingham to Fresh Air Properties  
Shelby County, AL  
MWG #SWFLS0140

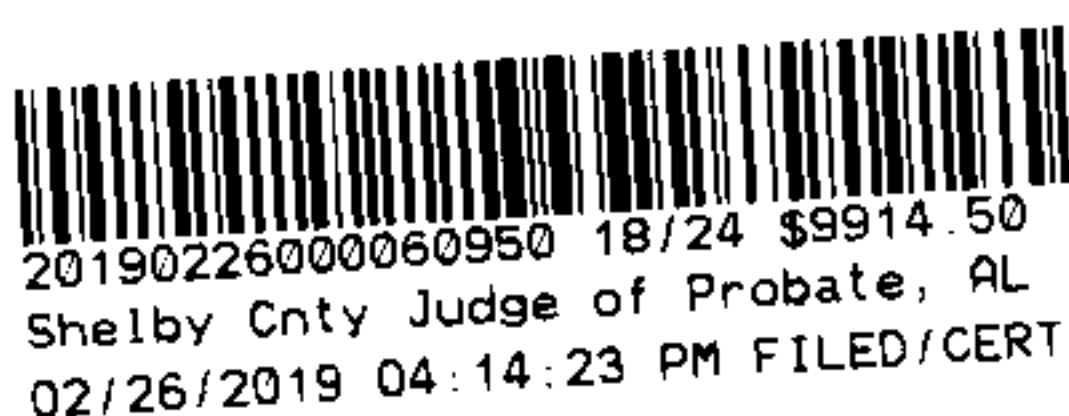


**EXHIBIT B**  
**Exceptions to Any and All Warranties of Title**

All recording references herein are to the records appearing in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

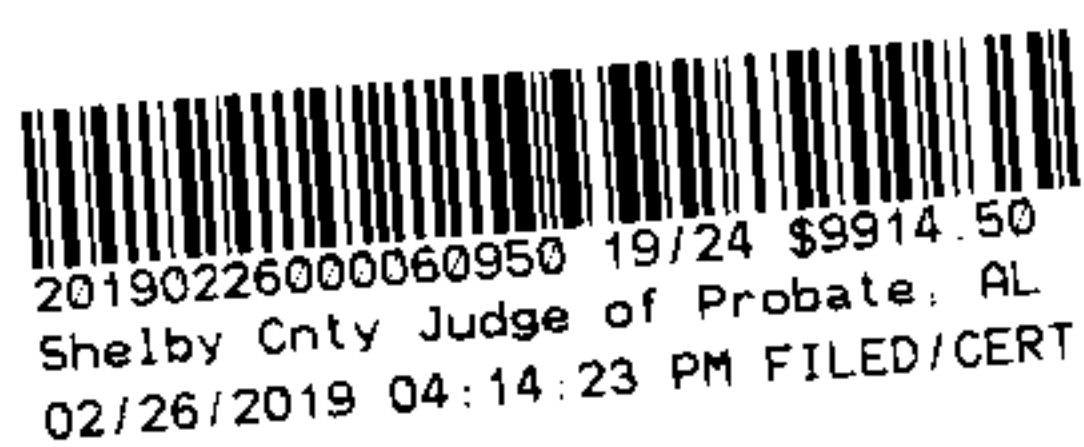
1. Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property.
2. The current year's and subsequent year's real property taxes and assessments, which taxes and assessments are not yet due and payable.
3. Any "rollback" or similar taxes.
4. Restrictions on Grantee's ability to build upon or use the Property imposed by any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority.
5. Any state of facts relevant to title which an accurate survey or an inspection of the Properties would reveal, including but not limited to the location of boundary lines, improvements, parties in possession and encroachments.
6. All previous leases, reservations, exceptions and conveyances (including but not limited to leases) of record in the official records of the county or counties in which the Property is situated of the oil, gas and associated hydrocarbons, minerals and mineral substances and royalty and other mineral rights and interests.
7. Statutory, constitutional, or common law rights or other rights under applicable law of upper and lower riparian owners to the free and unobstructed flow of the water of any rivers, streams or creeks without diminution or pollution, and the consequence of any past or future change in the location of same.
8. Title to that portion of the property lying between the high and low water marks of any navigable rivers, streams or creeks, and rights of upper and lower riparian owners in and to same.
9. Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders.
10. Lack of access to all or any portion of the Property.
11. The Black Diamond Litigation.

SWF B'ham to Series One of Twin Creek Timber, LLC  
Statutory Warranty Deed



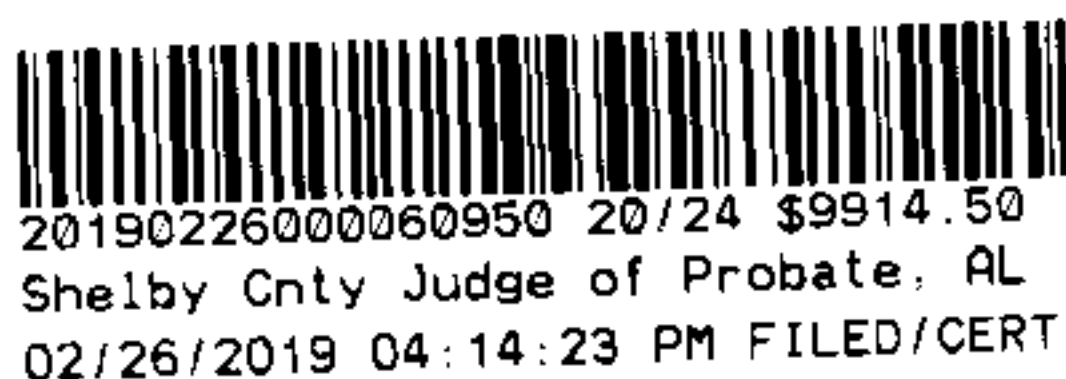
12. Subject to Coal Seam Gas Lease by and between United States Steel Corporation and Geomet, Inc. dated April 9, 2002 as set forth in C&A 8009.(33)
13. Subject to Coal Mining Lease dated November 28, 2007 between United States Steel Corporation and Twin Pines Coal Company, Inc. as evidenced by Memorandum of Lease recorded in Instrument #20120413000127380.(35)
14. Subject to Right of Way from United States Steel Corporation to Colonial Pipeline Company dated 7/20/1962 as set forth in C&A6479 and recorded in Deed 221, page 826; as amended by contract between United States Steel Corporation and Colonial Pipeline Company dated June 20, 1972 as set forth in C&A6479b and recorded in Deed Book 276, Page 344; further amended by contract between United States Steel Corporation and Colonial Pipeline Company for the construction of a solar cathodic protection unit and facilities as set forth in C&A6479c and recorded in Real Book 50, Page 151; and last amended by First Amendment to Agreements for Right of Ways by and among United States Steel Corporation, RGGS Land & Minerals, Ltd. L.P., and Colonial Pipeline Company dated May 10, 2012 and recorded in Instrument #20120514000167690.(45)
15. Subject to Contract regarding Right of Way between USX Corporation and Alabama Power Company dated 8/20/1990 as set forth in C&A7729.(46)
16. Subject to Easement for Overhead Electric Transmission Line granted to United States Steel Corporation to Alabama Power Company dated February 28, 2005 as set forth in B16428.(49)
17. Subject to Easement from Tennessee Coal, Iron and Railroad Company to Alabama Power Company dated 7/17/1918 as set forth in C&A987.(50)
18. Subject to Location of Easements retained by United States Steel Corporation in that deed to Tacoa Minerals, LLC as set forth in B16012.(51)
19. Subject to Easement from Tennessee Coal, Iron and Railroad Company to Southern Bell Telephone and Telegraph Company dated 11/28/1947 as set forth in C&A4004.(53)
20. Subject to Easement from Tennessee Coal, Iron and Railroad Company to Alabama Power Company dated 10/31/1949 as set forth in C&A4259 and amended by Contract regarding relocation of easement dated 1/28/1974 as set forth in C&A4259a.(54)
21. Subject to Contract between United States Steel Corporation and Alabama Power Company dated 10/8/1954 as set forth in C&A5204.(55)
22. Subject to Agreement between Tennessee Coal, Iron and Railroad Company and Alabama Power Company dated 7/7/1936 as set forth in C&A898 and amended by C&A898a.(57)
23. Subject to Right of Way from Tennessee Coal, Iron and Railroad Company to Southern Railway Company as set forth in B7267.(69)

SWF B'ham to Series One of Twin Creek Timber, LLC  
Statutory Warranty Deed



24. Subject to Contract between USX Corporation and Alabama Power Company dated 12/13/1996 as recorded in Instrument #1997-2631 and set forth in C&A7863.(76)
25. Subject to Right of Way from Tennessee Coal, Iron and Railroad Company to Southern Railway Company dated 10/18/1935 as set forth in B9467.(77)
26. Subject to Easement from USX Corporation to Alabama Power Company dated 8/20/1990 as set forth in C&A7730 and amended by Letter Agreement regarding relocation dated 5/30/1996 as set forth in C&A7730a.(78)
27. Subject to Agreement between Southern Railway Company and Tennessee Coal, Iron and Railroad Company dated 6/26/1917 as set forth in C&A850.(80)
28. Subject to Easement from Tennessee Coal, Iron and Railroad Company to Alabama Power Company dated 6/11/1945 as set forth in C&A3680.(81)
29. Subject to Agreement between United States Steel Corporation and Alabama Power Company dated 10/13/1977 as set forth in C&A7349.(84)
30. Subject to Easement from Tennessee Coal, Iron and Railroad Company to Alabama Power Company dated 2/16/1950 as set forth in C&A4299.(85)
31. Subject to Right of Way from Tennessee Coal, Iron and Railroad Company to Southern Railway Company dated 9/28/1917 as set forth in CC448.(86)
32. Subject to Right of Way from Tennessee Coal, Iron and Railroad Company to Shelby County dated 9/2/1919 as set forth in CC473.(88)
33. Subject to Right of Way from United States Steel Corporation to Shelby County dated 7/28/1971 as set forth in B14004 and recorded at Deed Book 269, Page 320.(89)
34. Subject to Easement from USX Corporation to Oak Mountain Energy Corporation LLC dated 3/6/1996 as set forth in B15143.(91)
35. Rights, terms and conditions in Deed from Kimberly-Clark Corporation to United States Steel Corporation dated 6/26/1964 as set forth in 17324.(93)
36. Subject to Right of Way from Tennessee Coal, Iron and Railroad Company to Alabama Power Company dated 1/4/1938 as set forth in C&A2770.(96)
37. Subject to Right of Way from United States Steel Corporation to Shelby County dated 6/1/1955 as set forth in B13499.(97)
38. Subject to Right of way from USX Corporation to Alabama Power Company dated 10/27/1997 as set forth in C&A7923.(98)
39. Subject to Hunting, Fishing and Recreation Lease Agreement between SWF Birmingham, LLC and Alabama Trust Fund for the State of Alabama dated 10/15/2009


SWF B'ham to Series One of Twin Creek Timber, LLC  
Statutory Warranty Deed





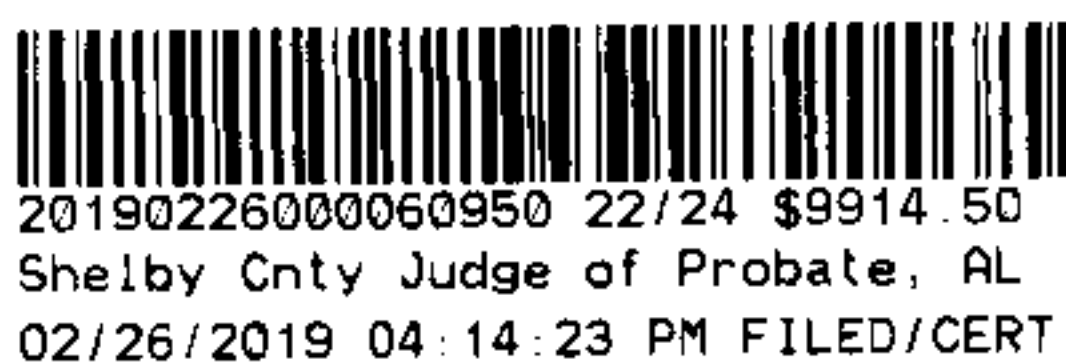
as evidenced by Memorandum of Lease dated 10/15/2009 as recorded in Instrument #20091118000428430 and modified by First Amendment to Memorandum of Lease as recorded in Instrument #20130117000024840 as amended by Amendment to Memorandum of Lease dated 8/17/2015 recorded in Inst. #20150820000290100, as amended by Amendment to Memorandum of Lease dated 6/22/2016 recorded in Inst. #20160721000255400, and amended by Amendment to Memorandum of Lease dated 11/1/2016 recorded in Inst. #20161115000420510.(99) That certain Hunting, Fishing and Recreation Lease Agreement [Cahaba River WMA] between SWF Birmingham, LLC and the Alabama Trust Fund for the State of Alabama (pursuant to Amendment 543 to the Alabama Constitution of 1901) as recorded in, Second Amendment 20130117000024850, Third Amendment 201401810000258310, Fourth Amendment 201408180000258320 and Fifth Amendment 201408180000258330 in the Probate Office of Shelby County Alabama.

40. Subject to the terms of Assignment and Bill of Sale between Saga Resource Partners LLC and SRP Gathering LLC recorded in Instrument #20130723000299570.(102)
41. Subject to the terms of that Amended Agreed Order in CV-06-712 and CV-05-252 as recorded in Instrument #20071108000517240.(103)
42. Subject to Ratification of Coal Seam Gas Lease between United States Steel Corporation and GeoMet, Inc. dated October 21, 2013 and recorded in Instrument #20131105000436370.(104)
43. Subject to Notice of Extension of Coal Seam Gas Lease between GeoMet and United States Steel Corporation dated April 4, 2013 and recorded in Instrument #20130410000147990 (affects property).(105)
44. Subject to First Amendment of Coal Seam Gas Lease between United States Steel Corporation and GeoMet, Inc. recorded in Instrument #20030410000218350.(108)
45. Subject to Memorandum of Second Amendment to Coal Seam Gas Lease between United States Steel Corporation and GeoMet, Inc. dated August 14, 2003 and recorded in Instrument #20031010000683160.(110)
46. Assignment of Bill of Sale and Assumption Agreement between Cahaba Gathering, LLC, CDX Bishop Creek, LLC, CDX Sequoya, LLC, CD Exploration, LLC in favor of Calera Gas, LLC as recorded in Instrument #20090724000285890.(112)
47. Subject to Agreement for Reciprocal Easements For Ingress, Egress and Drainage between United States Steel Corporation and Living River, A Retreat on the Cahaba, Inc. as recorded in Instrument #20100512000149390.(113)
48. Subject to Quit Claim Bill of Sale between United States Steel Corporation and GeoMet, Inc. dated October 13, 2005 and recorded in Instrument #20060208000064590.(115)

  
20190226000060950 21/24 \$9914.50  
Shelby Cnty Judge of Probate, AL  
02/26/2019 04:14:23 PM FILED/CERT


SWF B'ham to Series One of Twin Creek Timber, LLC  
Statutory Warranty Deed

49. Subject to Consent of Twin Pines Coal Company, Inc. & Twin Pines II, LLC to First Amendment to Agreements for Right-of-Ways between United States Steel Corporation and RGGS Land & Minerals, Ltd., L.P. as recorded in #20120514000167710.(120)
50. Subject to Agreement For Easement For Overhead Electric Transmission Line between United States Steel Corporation and Tacoa Minerals, LLC dated September 6, 2005 and recorded in Instrument #20051214000646300.(121)
51. Subject to terms, rights and conditions of that certain Special Warranty Deed to Minerals from United States Steel Corporation to RGGS Land & Minerals, LTD., L.P. recorded as #20040323000148560.(122)
52. Subject to terms, rights and conditions of that certain Agreement With Respect to Surface and Subsurface Uses Red and Blue Cross Hatched, Yellow Dotted and Yellow Dots between United States Steel Corporation and RGGS Land & Minerals, Ltd., L.P., recorded as #20040323000148580 and First Amendment Recorded in #20061102000540210 and fifth Amendment recorded in Instrument #20080618000249670.(123)
53. Special Warranty Deed to Minerals from United States Steel Corporation to RGGS Land & Minerals, Ltd., L.P., recorded as #20040323000148570.(124)
54. Agreement With Respect to Surface and Subsurface Uses Green between United States Steel Corporation to RGGS Land & Minerals, LTD., L.P., recorded as #20040323000148600 and First Amendment recorded in Instrument #20050826000440020.(126)
55. Corrective Quitclaim Deed from United States Steel Corporation to Oak Mountain Energy LLC recorded as #20040109000017300.(132)
56. Special Warranty Deed from United States Steel Corporation to TACOA Minerals LLC recorded as Instrument #20041210000675840.(135)
57. Agreement to Grant Easements from United States Steel Corporation to RGGS Land & Minerals, LTD., L.P. dated February 26, 2004 recorded in Instrument #20121205000464910.(138)
58. Subject to right of way in favor of Briarfield, Blocton and Birmingham Railway Company dated 9/5/1889 recorded in Book 12, Pages 249 and 250.(139)
59. Easement for Power Distribution in favor of Alabama Power Company recorded in Instrument 20141119000364680.
60. That certain Coal Mining Lease dated August 19, 2016 by and between SWF Birmingham, LLC and Jesse Creek Mining, LLC as evidenced by Memorandum of Lease recorded in Inst. #20161005000366740 as amended by Second Amendment of Coal Mining Lease dated March 16, 2018 recorded in Instrument # 20180328000102040.



SWF B'ham to Series One of Twin Creek Timber, LLC  
Statutory Warranty Deed

61. Subject to a 60' wide permanent non-exclusive right of way and easement granted to Fresh Air Properties LLC by deed dated July 12, 2016 recorded in Inst. #20160721000255410.
62. Subject to a 60' wide permanent non-exclusive right of way and easement granted to Fresh Air Properties LLC by deed dated 11/3/2016 recorded in Inst.# 20161115000420520.

  
20190226000060950 23/24 \$9914.50  
Shelby Cnty Judge of Probate, AL  
02/26/2019 04:14:23 PM FILED/CERT

SWF B'ham to Series One of Twin Creek Timber, LLC  
Statutory Warranty Deed



# Real Estate Sales Validation Form

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

Grantor's Name SWF Birmingham, LLC  
Mailing Address 654 N. State Street  
Jackson, Mississippi 39202

Grantee's Name Series One of Twin Creeks Timber  
Mailing Address LLC, Green Diamond Management  
Company, 1301 Fifth Ave., Suite  
2700, Seattle, WA 98101

Property Address Vacant land in Shelby County

Date of Sale December 28, 2018  
Total Purchase Price \$9,830,408.15  
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 12-28-2018

Print Rebecca J. Turner

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Verified by)



20190226000060950 24/24 \$9914.50  
Shelby Cnty Judge of Probate, AL  
02/26/2019 04:14:23 PM FILED/CERT

Form RT-1