

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
Camellia Met Mining, LLC
1615 Kent Dairy Road
Alabaster, Alabama 35007

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **JESSE CREEK MINING, LLC**, a Delaware limited liability company ("Grantor"), by **CAMELLIA MET MINING, LLC**, a Delaware limited liability company ("Grantee"), the receipt of which is acknowledged, and pursuant to that certain Asset Purchase Agreement dated May 31, 2019, by and among Piney Woods Resources, Inc. and Grantor, as Sellers, and Grantee, as Buyer (the "Purchase Agreement") and in accordance with that certain *Order (A) Authorizing the Sale of Substantially All Assets of the Debtors Pursuant to 11 U.S.C. § 363; (B) Authorizing the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Pursuant to 11 U.S.C. § 365; and (C) For Related Relief*, entered by the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, in the jointly administered bankruptcy cases of *In re: Piney Woods Resources, Inc., et al.*, Case No. 19-01390-DSC11, on May 30, 2019 (the "Sale Order"), Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, without recourse to Grantor, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following matters (the "Exceptions"):


- (a) Ad valorem taxes and assessments for 2019 and subsequent years, which are a lien but not yet due and payable;
- (b) All easements, conditions, reservations, leases, licenses, restrictions of record, zoning and land use regulations;
- (c) Any interests in coal, oil, gas and other minerals and mining rights in, to or under the Property that are not owned by Grantor; and
- (d) Permitted Liens (as defined in the Purchase Agreement).

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor, and its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Shelby County, AL 06/04/2019
State of Alabama
Deed Tax: \$4090.00


4835-0576-1944.v1


20190604000191550 1/13 \$4141.00
Shelby Cnty Judge of Probate, AL
06/04/2019 11:16:02 AM FILED/CERT

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Jesse Creek Mining, Inc.	Camellia Met Mining, LLC
1615 Kent Dairy Road	1615 Kent Dairy Road
Alabaster, Alabama 35007	Alabaster, Alabama 35007
Property Address:	As set forth in Exhibit A hereto
Date of Sale:	May 31, 2019
Fair Market Value:	\$4,089,600.00 (See Exhibit A-1)
The Fair Market Value can be verified in:	<input type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Property Tax Bill or Assessment

[Signature(s) on following page(s)]


 20190604000191550 2/13 \$4141.00
 Shelby Cnty Judge of Probate, AL
 06/04/2019 11:16:02 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of May 31, 2019.

GRANTOR:

JESSE CREEK MINING, LLC,
a Delaware limited liability company

By: Piney Woods Resources, Inc.
Its: Sole Member

By: B. Scott Spears
B. Scott Spears,
Chief Executive Officer

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that B. Scott Spears, whose name as Chief Executive Officer of Piney Woods Resources, Inc., a Delaware corporation, as the sole member of Jesse Creek Mining, 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 said instrument, he, as such officer of such corporation as the sole member of such limited liability company and with full authority, executed the same voluntarily for and as the act of said corporation as the sole member of such limited liability company.

Given under my hand and official seal this the 31st day of May, 2019.

Sonya Lynn Harris
Notary Public

[AFFIX SEAL]

My commission expires: 10/26/20

This Instrument Prepared By:
M. Beth O'Neill
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 2400
Birmingham, Alabama 35203
Telephone: (205) 254-1000

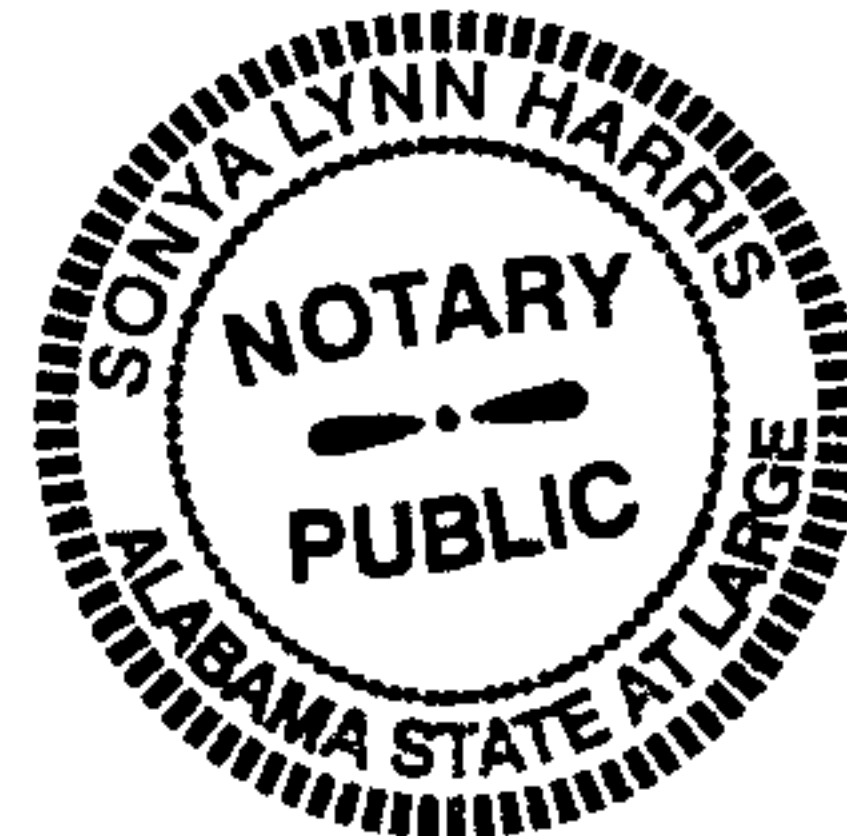


EXHIBIT A

Description of the Property

Parcel 1:

Address: 3400 County Road 260
Montevallo, AL

A tract of land, situated in the Northeast quarter and also in the East half of the Northwest quarter of Section 22, Township 21 South, Range 4 West, Shelby County, Alabama more particularly described as follows:

Commence at the Northeast corner of Section 22, Township 21 South, Range 4 West; thence run Westerly along a straight line which is the North line of said Section 22, 1457.97 feet; thence turn left 90 degrees 00 minutes 19 seconds and run Southerly along a straight line 730.86 feet to the point of beginning; thence turn left 55 degrees 21 minutes 55 seconds and run Southeasterly along a straight line 199.96 feet; thence turn right 9 degrees 05 minutes 07 seconds and run Southeasterly along a straight line 190.73 feet to the centerline of a road; thence turn right 81 degrees 40 minutes 50 seconds and run Southwesterly along a straight line and along the centerline of said road 336.14 feet to the beginning of the arc of a curve tangent to straight line, said arc turning to the left, having a radius of 269.77 feet and being subtended by central angle of 43 degrees 09 minutes 15 seconds; thence in a Southwesterly direction along said arc which is the centerline of said road 203.19 feet; thence in a Southerly direction along said centerline and along a straight line tangent to said arc 94.79 feet to the beginning of the arc of a curve tangent to said straight line, said arc turning to the right, having a radius of 552.51 feet and being subtended by a central angle of 58 degrees 56 minutes 00 seconds; thence in a Southwesterly direction along said arc which is the centerline of said road 56830 feet; thence in a Southwesterly direction along said road and along a straight line tangent to said arc 160.32 feet; thence turn right 78 degrees 15 minutes 52 seconds and run Northwesterly along a straight line 296.04 feet; thence turn left 62 degrees 53 minutes 50 seconds and run Southwesterly along a straight line 440.45 feet; thence turn right 22 degrees 46 minutes 07 seconds and run Westerly along a straight line 261.82 feet; thence turn right 46 degrees 40 minutes 01 seconds and run Northwesterly along a straight line 184.45 feet; thence turn right 28 degrees 41 minutes 00 seconds and run Northwesterly along a straight line 355.92 feet; thence turn right 0 degrees 49 minutes 02 seconds and run Northwesterly along a straight line 333.68 feet; thence turn right 40 degrees 15 minutes 31 seconds and run Northeasterly along a straight line 279.31 feet; thence turn right 14 degrees 59 minutes 29 seconds and run Northeasterly along a straight line 134.55 feet; thence turn right 25 degrees 52 minutes 33 seconds and run Northeasterly along a straight line 119.99 feet; thence turn right 12 degrees 47 minutes 52 seconds and run Northeasterly along a straight line 225.96 feet; thence turn left 5 degrees 57 minutes 24 seconds and run Northeasterly along a straight line 266.84 feet; thence turn right 60 degrees 56 minutes 19 seconds and run Southeasterly along a straight line 201.82 feet; thence turn left 20 degrees 50 minutes 53 seconds and run Southeasterly along a straight line 212.82 feet; thence turn left 67 degrees 55 minutes 36 seconds and run Northeasterly along a straight line 442.38 feet to the point of beginning.



Parcel 2:

Address: Vacant Land

A tract of land, mineral and mining rights excepted, situated in the Southwest quarter of the Southeast quarter and in the Northwest quarter of the Southeast quarter of Section 21, Township 21 South, Range 4 West located in Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of Section 21, Township 21 South, Range 4 West; thence run Westerly along the South line of said Section 21, 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 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 123 degrees 39 minutes 23 seconds and run Northwesterly 408.55 feet to the point of beginning.

Parcel 3:

Address: Vacant Land

Part of the SE 1/4 of the SE 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 1/4, - 1/4 section and run S 89°17'44" W, along the South 1/4- 1/4 line, 1330.73 feet to a 2" capped pipe purported to be the SW corner of said 1/4 - 1/4 section; thence N 0°36'55" W, along the West 1/4 - 1/4 line, 175.63 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS; thence continue N 0°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 82.18'04" 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°04'38" E, and a chord distance of 161.03 feet; thence S 86°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 78.27'52" E, and a chord distance of 318.46 feet; thence N 63°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°39'53" E, and a chord distance of 179.23 feet; thence N 80°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°18'47" E, and a chord distance of 221.04 feet to the East line of said 1/4 - 1/4 section; thence leaving said road center line and run S 0°43'33" E, along the East 1/4 - 1/4 line, 28.67 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS; thence continue S 0°43'33" E, along the East 1/4 - 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.

Parcel 4:

Address: Vacant Land

Part of the NW 1/4 of the SW 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 1/4 of the SW 1/4 and run N 46°31'52" W, along the diagonal line from the SE corner to the NW corner of the SE 1/4 of the SW 1/4, 1842.10 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS, which is also the SE corner of the NW 1/4 of the SW 1/4 and the Point of Beginning of the herein described property; thence run N 46°32'42" W, along the diagonal line from the SE corner to the NW corner of the NW 1/4 of the SW 1/4, 689.23 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS; thence N 87°41'36" E, 495.04 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS on the East line of the NW 1/4 of the SW 1/4; thence S 0°39'35" E, along the East 1/4 - 1/4 line, 494.00 feet to the Point of Beginning. Said described property contains 2.81 acres.

Parcel 5:

Address: Vacant Land

Part of the SE 1/4 of the NW 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 SW 1/4 and run N 0°35'36" W, along the East 1/4 section line, 2640.54 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS, at the SE corner of the SE 1/4 of the NW 1/4 being the Point of Beginning of the herein described property; thence run S 87°45'46" W, along the South 1/4-1/4 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 1/4 of the NW 1/4; thence S 0°35'36" E, along the East 1/4- 1/4 line, 487.00 feet to the Point of Beginning. Said described property contains 2.72 acres.

Parcel 6:

Address: Vacant Land

The West 1/2 of Section 14 Township 21 South Range 04 West lying south of Norfolk Southern Railroad, situated in Shelby County, Alabama.

Parcel 7: [Intentionally Omitted. Included in Bibb County Deed]

Parcel 8:

Address: Vacant Land

A parcel of land being situated in the SE 1/4 and the SW 1/4 of Section 16, Township 21 South, Range 4 West, Shelby County, Alabama., being more particularly described as follows:

COMMENCE at a 3" capped pipe at the NE corner of the NE 1/4 of the SE 1/4 of Section 16, Township 21 South, Range 4 West, and run in a Southwesterly direction along the diagonal of said 1/4-1/4 section for a distance of 169.88 feet to the POINT OF BEGINNING, said point being an iron pin set at the intersection of said 1/4-1/4 section and the Northern Bank of Piney Woods Creek thence continue in a Southwesterly direction along the diagonal of said 1/4-1/4 section for a distance

of 1685.25 feet to a point, said point being a McGehee Engineering iron pin at the SW corner of the NE 1/4 of the SE 1/4 of said Section 16; thence turn an angle left of $45^{\circ}58'40''$ and run in a Southerly direction along the East line of the SW 1/4 of the SE 1/4 of said Section 16 for a distance of 1321.56 feet to a point, said point being the SE corner of the SW 1/4 of the SE 1/4 of said Section 16; thence turn an angle right of $90^{\circ}55'49''$ and run in a Westerly direction along the South line of said Section 16 for a distance of 1911.10 feet to a point, said point being an iron pin set at the intersection of the Southeasterly right-of-way line of the Norfolk Southern Railroad and the South line of the SE 1/4 of the SW 1/4 of said Section 16; thence leaving the previously described 1/4-1/4 section line, turn an angle to the right of $123^{\circ}08'21''$ and run in a Northeasterly direction along said right-of-way line of Norfolk Southern Railroad for a distance of 1634.86 feet to a point, said point being an iron pin set at the point of beginning of a curve to the right having a radius of 1382.69 feet and a central angle of $11^{\circ}07'47''$ thence run in a Northeasterly direction along the arc of said curve and along said right-of-way for a distance of 268.59 feet; thence continue tangent from said curve and run in a Northeasterly direction along said right-of-way line for a distance of 429.32 feet to a point, said point being an iron pin set at the point of beginning of a curve to the left having a radius of 1578.16 feet and a central angle of $6^{\circ}44'58''$ thence run in a Northeasterly direction along the arc of said curve and along said right-of-way for a distance of 185.89 feet to a point, said point being an iron pin set; thence continue tangent from said curve and run in a Northeasterly direction along said right-of-way line for a distance of 303.71 feet to a point, said point being an iron pin set at the beginning of a curve to the right having a radius of 587.27 feet and a central angle of $41^{\circ}24'33''$ thence run in a Northeasterly direction along the arc of said curve and said right-of-way for a distance of 423.92 feet to a point, said point being an iron pin set; thence continue tangent from said curve and run in a Northeasterly direction along said right-of-way One for a distance of 133.44 feet to a point, said point being an iron pin set at the intersection of the previously described right-of-way line and the Northern Bank of Piney Woods Creek; thence leaving said right-of-way line, run in a Southwesterly direction, thence a Southeasterly direction, thence an Easterly direction, thence a Northeasterly direction, thence a Southeasterly direction, thence a Northeasterly direction, thence an Easterly direction along said Northern Bank of Piney Woods Creek for a distance of 1142 feet more or less, to the POINT OF BEGINNING.

Parcel 9:

Address: Vacant Land

A parcel of land being situated in the SE 1/4 and the SW 1/4 of Section 16, Township 21 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 3" capped pipe at the NE corner of the NE 1/4 of the SE 1/4 of Section 16, Township 21 South, Range 4 West, and run in a Westerly direction along the North line of said 1/4-1/4 section for a distance of 970.58 feet to the POINT OF BEGINNING, said point being an iron pin set at the intersection of the North line of said 1/4-1/4 section and the Northern Bank of Piney Woods Creek thence continue in a Westerly direction along said 1/4-1/4 section line for a distance of 367.34 feet to a point, said point being a 3" capped pipe at the NE corner of the NW 1/4 of the SE 1/4 of said Section 16; thence turn an angle to the left of $1^{\circ}08'14''$ and continue in a Westerly direction along the North line of the NW 1/4 of the SE 1/4 for a distance of 1313.81 feet to a point, said point being an iron pin set at the NW corner of the NW 1/4 of the SE 1/4 of said Section 16; thence turn an angle left of $90^{\circ}47'32''$ and run in a Southerly direction along the West line of the previously described 1/4-1/4 section for a distance of 1316.76 feet to a point, said point being an iron pin set at the NE corner of the SE 1/4 of the SW 1/4 of said Section 16; thence turn an angle right of $45^{\circ}33'50''$ and run in a

Southwesterly direction along the diagonal of the previously described 1/4-1/4 section for a distance of 1855.48 feet to a point, said point being a 3" capped pipe at the SW corner of said 1/4-1/4 section; thence leaving said diagonal of said 1/4-1/4 section turn an angle left of $134^{\circ}47'53''$ and run in an Easterly direction along the South line of said 1/4-1/4 section for a distance of 619.46 feet to a point, said point being an iron pin set at the intersection of said South line of said 1/4-1/4 section and the Northwesterly right-of-way line of the Norfolk Southern Railroad; thence leaving said South line of said 1/4-1/4 section, turn an angle to the left of $56^{\circ}51'39''$ and run in a Northeasterly direction along said right-of-way line for a distance of 1700.14 feet to a point, said point being an iron pin set at the beginning of a curve to the right having a radius of 1482.69 feet and a central angle of $11^{\circ}07'47''$ thence run in a Northeasterly direction along the arc of said curve and along said right-of-way line for a distance of 288.02 feet to a point, said point being an iron pin set; thence continue tangent from said curve and run in a Northeasterly direction along said right-of-way line for a distance of 429.32 feet to a point, said point being an iron pin set at the beginning of a curve to the left having a radius of 1478.16 feet and a central angle of $6^{\circ}44'56''$ thence run in a Northeasterly direction along the arc of said curve and along said right-of-way for a distance of 174.11 feet to a point, said point being an iron pin set; thence continue tangent from said curve and run in a Northeasterly direction along said right-of-way line for a distance of 303.71 feet to a point, said point being an iron pin set at the beginning of a curve to the right having a radius of 687.27 feet and a central angle of $41^{\circ}21'33''$ thence continue along the arc of said curve and along said right-of-way for a distance of 496.11 feet to a point, said point being an iron pin set; thence continue tangent from said curve and run in a Northeasterly direction for a distance of 222.66 feet to a point, said point being an iron pin set at the intersection of said right-of-way line and the Northern Bank of Piney Woods Creek; thence leaving said right-of-way line, run in a Northeasterly direction along said Northern Bank of Piney Woods Creek for a distance of 20 feet, more or less, to the POINT OF BEGINNING.

Parcel 10:

Address: Vacant Land

A parcel of property located in the E 1/2 of the SE 1/4 of Section 20, and the W 1/2 of the SW 1/4 of Section 21, all in Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the SE corner of said Section 20 and run N $63^{\circ}30'49''$ W, along the North line of the South diagonal of the S 1/2 of the SE 1/4 of the SE 1/4 of said Section 20, 393.30 feet to the Westerly right of way line for the Norfolk Southern railroad track, said point being the Point of Beginning of the herein described property; thence continue N $63^{\circ}30'49''$ W, along the North line of said South diagonal and also the Kodiak Mining Company LLC boundary line, 301.94 feet; thence leaving said Kodiak boundary and run N $18^{\circ}46'46''$ E, 1424.74 feet; thence S $71^{\circ}12'06''$ E, 300.00 feet to a number 5 capped rebar stamped USX PLS 14979 at the Westerly right of way line for the Norfolk Southern railroad track; thence S $18^{\circ}47'26''$ W, along the Westerly right of way for said Norfolk Southern railroad track, 708.25 feet to a number 5 capped rebar stamped USX PLS 14979; thence S $18^{\circ}49'42''$ W, along said railroad right of way, 756.88 to the Point of Beginning.

Parcel 11:

Address: Vacant Land

A parcel of property located in the SE 1/4 of the SE 1/4 of Section 20, the SW 1/4 of the SW 1/4 of Section 21, the NW 1/4 of the NW 1/4 of Section 28, and the East 1/2 of the NE 1/4 of Section 29,

all in Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the NW corner of said Section 28 and run S 89°58'00" E, along the North section line, 539.29 feet to the Point of Beginning of the herein described property; thence S 18°47'54" W, 705.80 feet; thence S 84°07'01" W, 388.13 feet; thence S 24°18'26" W, 1186.13 feet; thence S 61°01'54" W, 858.52 feet to the West line of the East 1/2 of the NE 1/4 of said Section 29; thence N 0°25'23" W, along the West line of said East 1/2, 186.85 feet; thence run 349.34 feet, along the arc of a curve to the left, that ties into the Norfolk Southern railroad Easterly right of way line at the end of their railroad track, said curve has a radius of 897.50 feet, a chord bearing of N 24°23'50" E, and a chord distance of 347.14 feet; thence continue along said railroad right of way N 13°14'47" E, 44.03 feet to the property line for Kodiak Mining Company, LLC; thence run along said Kodiak Mining Company boundary these bearings and distances, S 78°59'15" E, 157.89 feet; thence N 45°20'56" E, 303.15 feet to a number 5 capped rebar stamped USX PLS 14979; thence N 24°36'19" E, 801.80 feet to a number 5 capped rebar stamped USX PLS 14979; thence N 8°16'06" E, 322.74 feet to a number 5 capped rebar stamped USX PLS 14979; thence N 53°37'12" W, 117.05 feet to the Easterly right of way for said Norfolk Southern railroad track; thence leaving said Kodiak boundary and run 246.11 feet, along the arc of a curve to the left for said railroad right of way, which has a radius of 1447.50, a chord bearing of N 30°16'23" E, and a chord distance of 245.81 feet; thence continue along said railroad right of way these bearings and distances, N 25°24'08" E, 114.26 feet; thence N 22°52'09" E, 118.38 feet; thence N 19°52'19" E, 116.07 feet; thence N 18°49'42" E, 754.66 feet to the property line for Kodiak Mining Company LLC; thence run along said Kodiak Mining Company boundary these bearings and distances, S 88°45'47" E, 219.16 feet; thence N 53°46'03" E, 217.55 feet to a number 5 capped rebar stamped USX PLS 14979; thence S 80°15'58" E, 9635 feet to a number 5 capped rebar stamped USX PLS 14979; thence leaving said Kodiak boundary and run S 80°15'58" E, 375.92 feet; thence S 18°47'54" W, 986.46 feet to the Point of Beginning. Less and except that part of Shelby County Road 270 right of way, that runs through said described property.

Parcel 12:


Address: Vacant Land

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'; thence 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); thence 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; thence 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); thence 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" thence 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.

Parcel 13:

Address: Vacant Land


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Shelby Cnty Judge of Probate, AL
06/04/2019 11:16:02 AM FILED/CERT

Part of the W 1/2 of the NW 1/4 and of the W 1/2 of the NW 1/4 of the SW 1/4 of Section 25 and part of the E 1/2 of the NE 1/4 of Section 26, all in Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the NE corner of said Section 26 being an old 2.5 inch pipe, that has the top capped piece rusted off, and run S 0°17'52" E, along the East line of Section 26, 906.56 feet to the Point of Beginning of the herein described property; thence run S 33°36'32" E, 253.88 feet; thence run S 28°43'04" E, 532.85 feet; thence run S 13°57'03" E, 1128.89 feet to the East line of the W 1/2 of the NW 1/4 of the SW 1/4 of said Section 25; thence run S 68°14'54" W, 333.95 feet; thence run N 22°04'22" W, 407.90 feet; thence run N 19°36'57" W, 1408.06 feet; thence run N 54°04'42" E, 330.24 feet to the Point of Beginning. Said described property contains 17.173 acres.

Parcel 14:

Address: Vacant Land

Part of the NE 1/4 of Section 26, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the NE corner of said Section 26, being an old 2.5 inch pipe, that has the top capped piece rusted off, and run S 0°17'52" E, along the East section line, 1318.54 feet to a calculated position for the NE corner of the SE 1/4 of the NE 1/4; thence run S 89°36'28" W, along the North line of the SE 1/4 of the NE 1/4, 613.93 feet to the Point of Beginning of the herein described property; thence run S 29°12'10" W, 634.07 feet; thence run S 48°32'57" W, 721.13 feet; thence run N 58°13'48" W, 320.00 feet; thence run N 36°15'59" E, 307.41 feet; thence run N 39°52'25" E, 1084.29 feet; thence run S 61°15'51" E, 320.00 feet; thence run S 29°12'10" W, 73.08 feet to the Point of Beginning. Said described property contains 12.338 acres.

Parcel 15:

Address: Vacant Land

Part of the NW 1/4. of the NW 1/4 of Section 28, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the NW corner of said Section 28 and run S 89°58' 00" E, along the North section line, 836.92 feet; thence S 0°02'0" W, 321.24 feet to the Point of Beginning of the herein described property; thence S 56°30'24" E, 142.00 feet; thence S 33°29'36" W, 208.00 feet; thence N 56°30'24" W, 142.00 feet; thence N 33°29'36" E, 208.00 feet to the Point of Beginning. Less and except that part of Shelby County Road 260 right of way, that runs along the Easterly edge of said described property.

Parcel 16:

Address: Vacant Land

The Northwest Quarter of the Southwest Quarter of Section 15, Township 21 South, Range 4 West, situated in Shelby County, Alabama.

The South one-half of the Southwest Quarter of Section 15, Township 21 South, Range 4 West, situated in Shelby County, Alabama.

The Southeast Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 4 West,

situated in Shelby County, Alabama.

The southeast Diagonal one-half of the Northeast Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 4 West, situated in Shelby County, Alabama.

Parcel 17:

Address: 1615 Kent Dairy Road
Alabaster, Alabama

Beginning at the southwest corner of Lot 13 of Park Place as recorded in Map Book 15, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama and run thence southerly along the East line of Warrior Drive a distance of 160.99 feet to a point on the North margin of Shelby County Highway No. 26 (AKA Kent Dairy Road); thence turn 89 degrees 28 minutes 58 seconds left and run easterly along said margin of said Highway No. 26 a distance of 159.47 feet to a point; thence turn 92 degrees 33 minutes 33 seconds left and run northerly a distance of 155.74 feet to a point; thence turn 90 degrees 24 minutes 25 seconds left and run westerly a distance of 46.07 feet to a point; thence turn 92 degrees 28 minutes 54 seconds right and run northerly a distance of 7.76 feet to a point marking the southeast corner of same said Lot 13 of same said Park Place subdivision; thence turn 89 degrees 30 minutes 02 seconds left and run westerly a distance of 108.00 feet to the Point of Beginning, being located in the SE 1/4 of the SE 1/4 of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama.

Parcel 18:

Address: Vacant Land

A parcel of land lying in the Southeast Quarter (SE 1/4), the South Half of the Northeast Quarter (S 1/2 of the NE 1/4), the Northeast Quarter of the Southwest Quarter (NE 1/4 of the SW 1/4), the Northeast Half of the Southeast Quarter of the Southwest Quarter (NE 1/2 of the SE 1/4 of the SW 1/4), and the North Half of the Northeast Quarter (N 1/2 of the NE 1/4) Section 13, Township 21 South, Range 04 West, and the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4), and the Northwest Quarter of the Southwest Quarter (NW 1/4 of the SW 1/4) of Section 18, Township 21 South, Range 03 West, Shelby County, Alabama, such parcel being more particularly described as follows:

Parcels 1-9 as described in Deed Book 211, Page 648, recorded October 18, 1960 in the Office of the Judge of Probate of Shelby County.

Also Parcels 1 & 2 as described in Deed Book 357, Page 826, recorded August 3, 1984 in the Office of the Judge of Probate of Shelby County.

Also, all of that land described in Deed Book 196, Page 161, recorded October 16, 1958 in the Office of the Judge of Probate of Shelby County.

Said parcel containing 412.52 acres, more or less.

Parcel 19:

Address: Vacant Land

That portion of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ of the NE $\frac{1}{4}$) which lies north of an existing Norfolk Southern Railroad right-of-way, lying in Section 13, Township 21 South, Range 04 West.

Also, 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.

Also, Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ 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 SW $\frac{1}{4}$ and run N $0^{\circ}35'36''$ W, along the East $\frac{1}{4}$ section line, 2640.54 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS, at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ being the **Point of Beginning** of the herein described property; thence run S $87^{\circ}45'46''$ W, along the South $\frac{1}{4}$ - $\frac{1}{4}$ line, 487.00 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS; thence N $43^{\circ}35'05''$ E, 698.53 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS on the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence S $0^{\circ}35'36''$ E, along the East $\frac{1}{4}$ - $\frac{1}{4}$ line, 487.00 feet to the **Point of Beginning**. Said described property contains 2.72 acres.

Said parcel containing 24.29 acres, more or less.




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Shelby Cnty Judge of Probate: AL
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EXHIBIT A-1

Tax Assessor's Value

PARCEL ID	MARKET VALUE
23-2-10-4-006-014.000	\$485,870.00
23-4-18-0-000-002.000	297,800.00
24-4-20-0-000-001.002	32,760.00
24-5-15-0-000-003.000	294,870.00
24-5-16-0-000-001.001	159,160.00
24-5-16-0-000-001.003	198,820.00
24-5-21-0-000-001.002	54,210.00
24-5-21-0-000-001.003	35,280.00
24-5-21-0-000-002.000	9,520.00
24-5-22-0-000-001.001	263,670.00
24-6-13-0-000-001.000	1,504,320.00
24-6-13-0-000-004.001	12,790.00
24-6-13-0-000-004.002	12,380.00
24-6-14-0-000-002.001	444,790.00
24-6-14-0-000-003.001	43,270.00
24-7-25-0-000-002.001	81,200.00
24-7-26-0-000-001.001	71,560.00
24-7-26-0-000-001.002	18,390.00
24-8-28-0-000-001.003	16,500.00
24-8-28-0-000-001.004	3,940.00
24-9-29-0-000-001.003	48,500.00
TOTAL	\$4,089,600.00


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