

TRUSTEE'S QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, Betty Landess and Dena G. Nelson, as Co-Trustees of the Mary B. Anderson Living Trust dated August 19, 1994 and all amendments thereto (herein referred to as "Grantor"), remises, releases, quitclaims and conveys unto Lhoist North America of Alabama, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama described on Exhibit "A" attached hereto and made a part hereof together with all improvements and fixtures thereon and all easements and other appurtenances thereto (the "Property").

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

The Property is conveyed to the Grantee subject to the following:

1. General and special taxes and assessments for 2019 and subsequent years not yet due and payable.
2. Covenants, declarations, easements, reservations, restrictions and rights-of-way of record.
3. Matters reflected on that certain ALTA/NSPS Land Title Survey of the Property prepared by Anthony Scott Manary (PLS No. 35346) dated April 9, 2019.
4. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

Shelby County, AL 06/07/2019
State of Alabama
Deed Tax: \$17.00

5. Lack of means for ingress and egress.

This instrument is executed by Betty Landess and Dena G. Nelson solely in their capacity as Co-Trustees of the Grantor, and neither this instrument nor anything herein contained shall be construed as creating any personal obligation or liability on the part of each of the undersigned in her individual capacity, and each of the undersigned expressly limits her individual liability hereunder to the assets she receives and holds in her capacity as Co-Trustee of the Trust as aforesaid.

IN WITNESS WHEREOF, Grantor has executed this Trustee's Deed this 31 day of May, 2019.

GRANTOR:



Betty Landess, as Co-Successor Trustee of the Mary B. Anderson Living Trust dated August 19, 1994 and all amendments thereto



Dena G. Nelson, as Co-Successor Trustee of the Mary B. Anderson Living Trust dated August 19, 1994 and all amendments thereto

THIS INSTRUMENT PREPARED BY:

Walter McKay, Esq.
Balch & Bingham, LLP
105 Tallapoosa Street, Suite 200
Montgomery, Alabama 36104



20190607000201220 2/6 \$48.00
Shelby Cnty Judge of Probate, AL
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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

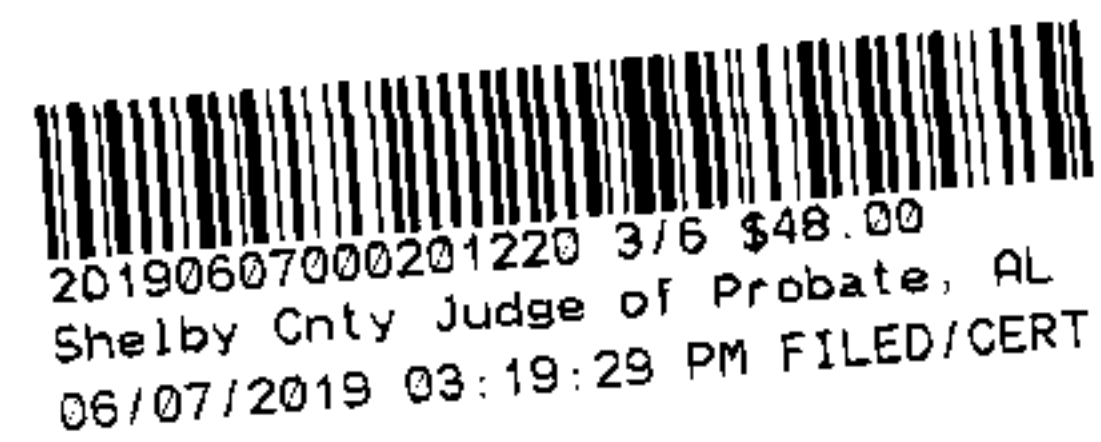
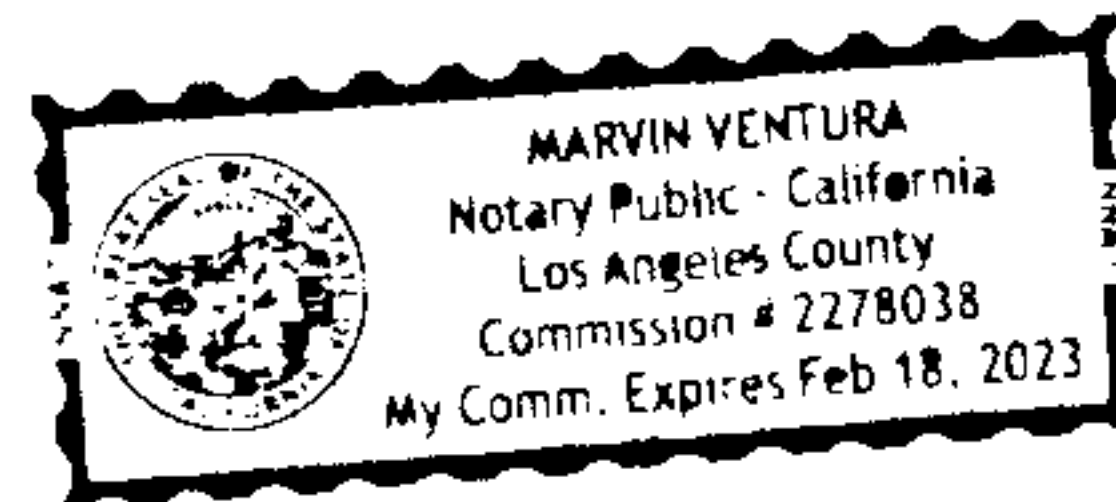
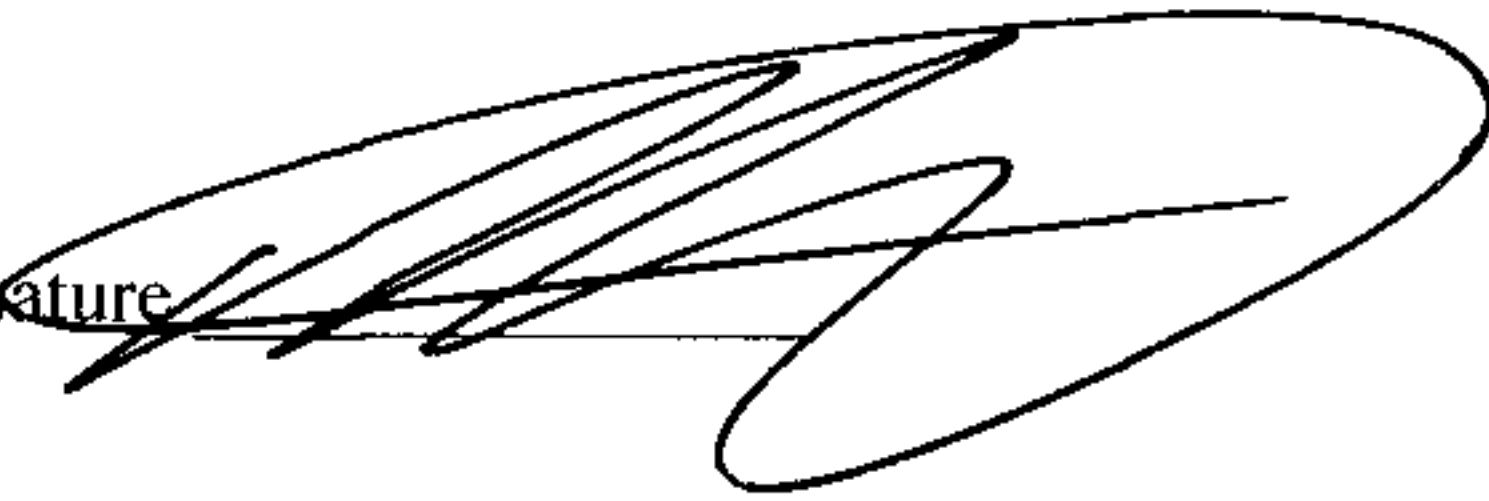
STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On May 31, 2019, before me, Marvin Ventura, a Notary Public, personally appeared BETTY LANDESS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



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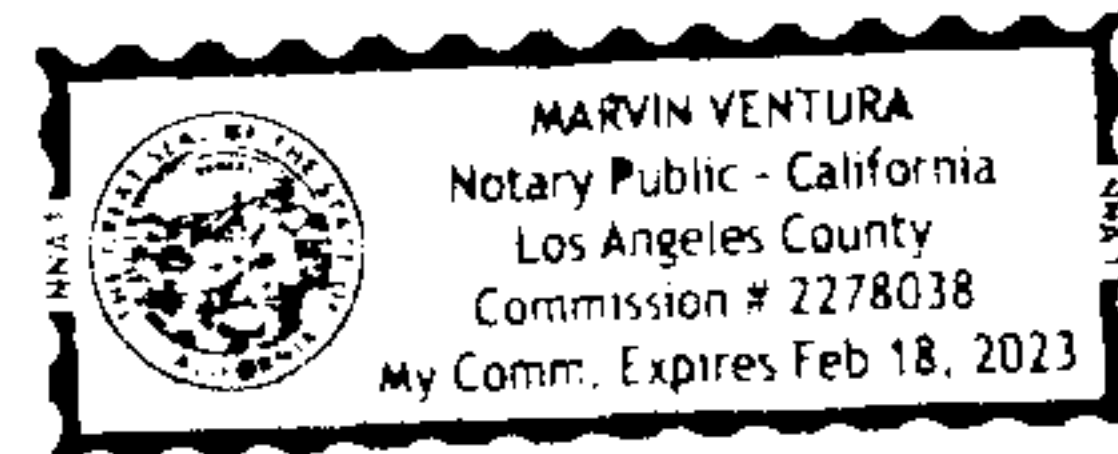
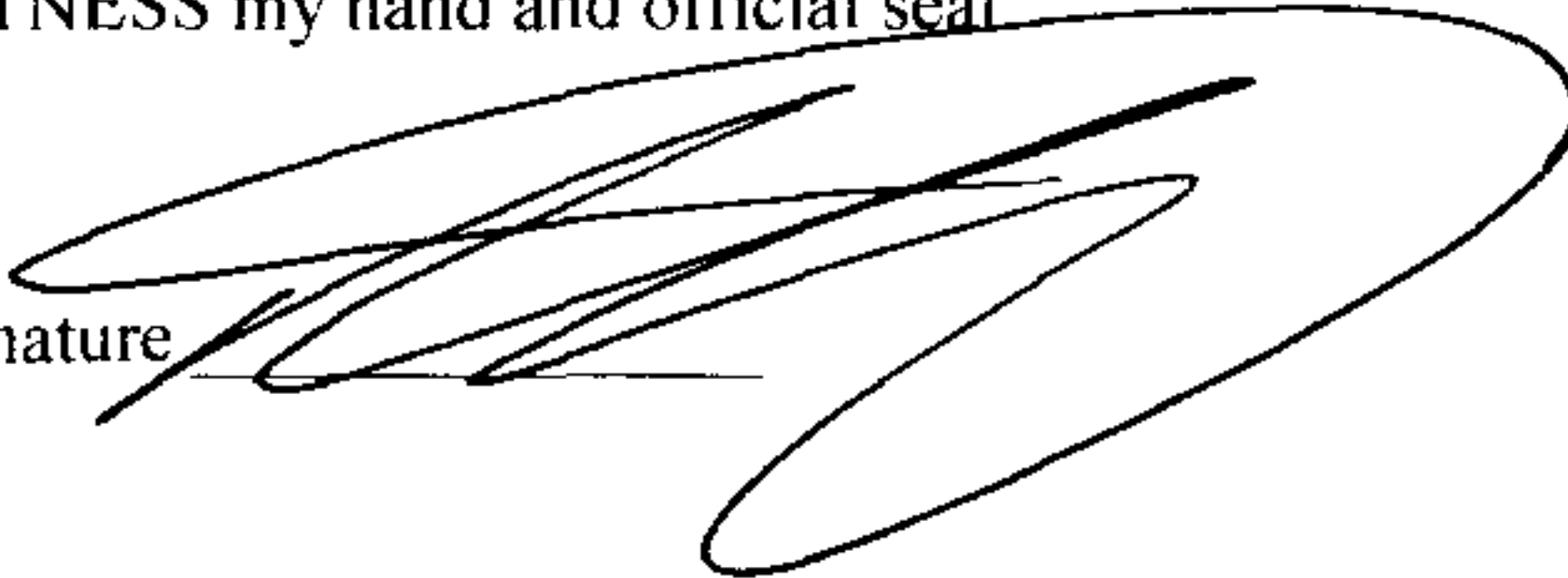
STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On May 31, 2019, before me, Marvin Ventura, a Notary Public, personally appeared DENA G. NELSON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that she/~~she~~/they executed the same in his/~~he~~/their authorized capacity(~~ies~~), and that by his/~~he~~/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

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Signature




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EXHIBIT "A"

A lot or parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 28, Township 21 South, Range 2 West of Shelby County, Alabama and being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 28, Township 21 South, Range 2 West of Shelby County, Alabama; thence North 90°00'00" West, 643.96 feet along the North boundary line of the Northwest Quarter of the Southwest Quarter section 28 to the East right of way margin of U.S. Highway 31; thence along the East right of way margin of U.S. Highway 31, South 15° 15' 06" East, 650.96 feet to a capped iron pin; thence along the East right of way margin of U.S. Highway 31 South 15°15'06" East 253.40 feet to a point; thence along the East right of way margin of U.S. Highway 31 South 13°16'18", 139.60 feet to a 1 inch open topped pipe; thence leaving the East right of way margin of U.S. Highway 31, North 88°42'06", 1209.09 feet to the centerline of Camp Branch, being the point of beginning. Thence, along said centerline of Camp Branch, North 44°01'21" East, 176.91 feet to a point; thence North 49°57'42" East, 57.90 feet to a point, thence North 35°18'54" East, 28.54 feet to a point; thence North 24°13'51" East 20.99 feet to a point; thence North 13°13'13" East, 42.94 feet to a point; thence North 51°43'46" East, 106.97 to a point; thence leaving the center line of Camp Branch Creek, South 87°59'43" East, 223.21 feet to a 1/2" capped iron pin (CA451LS) passing a witness monument at 40.00 feet; thence South 00°00'33" West, 322.19 feet to a 1/2" capped iron pin (CA451LS), thence North 88°18'19" West, 509.42 feet to the point of beginning, passing a witness monument at 429.42 feet.


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Real Estate Sales Validation Form

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

Grantor's Name	Betty Landess and Dena G. Nelson, as Co-Successor Trustees of the Mary B. Anderson Living Trust dated August 19, 1994 and all amendments thereto (sole devisee under the Estate of Mary B. Anderson a/k/a Mary Anderson a/k/a Mary B. Anderson Shamory a/k/a	Grantee's Name	Lhoist North American of Alabama, LLC, an Alabama Limited Liability Company
Mailing Address		Mailing Address	5600 Clarksfork Main St Fort Worth TX 76109
Property Address	Val. Prop	Date of Sale	5/31/19
		Total Purchase Price	\$16,552.80
		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 of 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).



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Form RT-1