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11/22/2019 03:52:14 PM  
DEEDS 1/5

This document prepared by:  
**Trent E. Jernigan**  
**Womble Bond Dickinson (US) LLP**  
**One West Fourth Street**  
**Winston-Salem, NC 27101**

When Recorded Return To:  
Heather Townsend  
First American Title Insurance Company  
National Commercial Services  
Six Concourse Parkway, Ste. 2000  
Atlanta, GA 30328  
File No: NCS 958123

When recorded return to:

### STATUTORY WARRANTY DEED

STATE OF ALABAMA       §  
                                     §  
COUNTY OF SHELBY     §

**THIS STATUTORY WARRANTY DEED** (this “**Deed**”), made as of the 19 day of November, 2019, between **CLAIRMONT SPRINGS LLC**, a Delaware limited liability company, the address of which is c/o Hancock Natural Resource Group, Inc., 197 Clarendon Street, C-8 Floor, Boston, Massachusetts 02116 (“**Grantor**”) and **NORDIC CLAIRMONT, LLC**, a Delaware limited liability company, the address of which is c/o The Molpus Woodlands Group, LLC, 654 North State Street, Jackson, MS 39202 (“**Grantee**”).

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, the real property located in the County of Shelby, Alabama, as described on Exhibit A attached hereto and incorporated herein by reference for all purposes (the “**Land**”), together with (i) all timber growing, standing or lying thereon, (ii) all buildings thereon, (iii) all roads, bridges and other improvements and fixtures thereon, and (iv) all other privileges, appurtenances, easements, water rights (if any) and other rights appertaining thereto (together with the Land, collectively, the “**Property**”).

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

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

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

Grantor does hereby REMISE, RELEASE, QUITCLAIM, GRANT, SELL and CONVEY, without any warranty whatsoever, either express or implied, and without recourse against Grantor, unto the said Grantee all of Grantor's right, title and interest, if any, in and to any oil, gas and minerals located in, on or under the Land, together with any royalty and other rights and interests related thereto, to have and to hold unto the said Grantee, its successors and assigns forever. Grantee acknowledges that Grantor makes no representation or warranty whatsoever as to Grantor's ownership or lack of ownership of any such oil, gas or mineral rights.

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:  
Clairmont Springs LLC  
c/o Hancock Natural Resource Group Inc.  
197 Clarendon Street  
C-8 Floor  
Boston, Massachusetts 02116

Grantee's Name and Mailing Address:  
Nordic Clairmont, LLC  
c/o The Molpus Woodlands Group, LLC  
654 North State Street  
Jackson, MS 39202

Property Address: See Exhibit A


Purchase Price: \$579,190.00

The Purchase Price of the Property can be verified by the closing statement.

*[signature on following page]*

**IN WITNESS WHEREOF**, Grantor has caused its duly authorized signatory to execute this Deed as of this 13th day of November, 2019.

A circular seal with the text "NATIONAL RESEARCH CORPORATION" around the top inner edge and "SEAL NO. 15" around the bottom inner edge. In the center, it says "SEAL" and "1934".


By:   
 Print Name: David Kimbrough  
 Title: Vice President

[illegible]

I, Ann Hardin, a Notary Public in and for the State and County aforesaid, hereby certify that David Kimbrough, whose name as Vice President of Hancock Natural Resource Group, Inc., a Delaware corporation, on behalf of CLAIRMONT SPRINGS LLC, a Delaware limited liability company, as its Manager, is signed to the foregoing Deed and who is known to me or has produced sufficient identification to me, acknowledged before me on this day that being informed of the contents of the foregoing Deed, he, as such Officer and with full authority, did execute the same voluntarily for and as the act of said limited liability company.

Ann Hardin  
Notary Public

My commission expires: 3-27-2022



**Description of Property**

**The following described property situated in Shelby County, Alabama:**

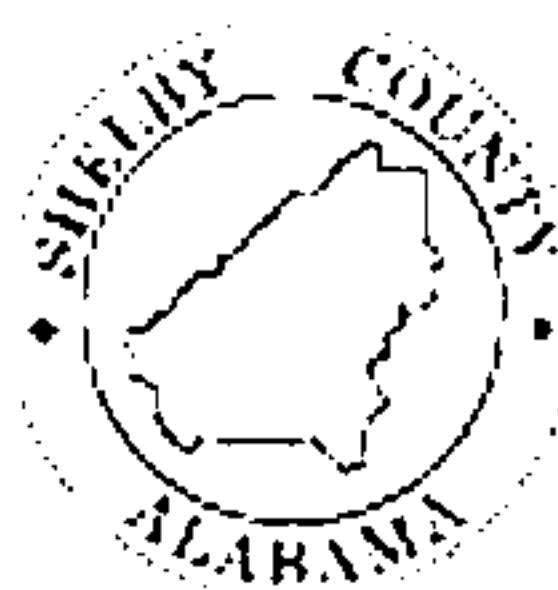
**[1104]**

**Township 21 South, Range 4 West**

Southeast 1/4	3	21 South	4 West
East 1/2 of the Southwest 1/4	3	21 South	4 West
Southwest 1/4 of the Southwest 1/4	3	21 South	4 West
Northwest 1/4 of the Southwest 1/4	3	21 South	4 West

**Exhibit B to Statutory Warranty Deed**  
**Permitted Encumbrances**

- A. Subject to the apportionment provisions of that certain Purchase and Sale Agreement by and between Grantor, as Seller, and Grantee, as Purchaser, last dated September 18, 2019 (as amended, the "Agreement"), (a) ad valorem property or other taxes (other than income taxes) not yet due and payable in respect of the Property for the tax period during which the Closing (as defined in the Agreement) occurs and all subsequent tax periods, and (b) any potential roll back, recapture or greenbelt type of taxes related to any agricultural, forest or open space exemption that is subject to recapture pursuant to applicable law arising from a change in use of the Property by Grantee or its successors or assigns or otherwise arising from the action or inaction of Grantee or its successors or assigns, including, without limitation, the failure to file any application for continuation of any land use, agricultural or deferred tax assessment or treatment.
- B. All previous recorded reservations, exceptions and conveyances of record of (x) oil, gas, associated hydrocarbons, minerals and mineral substances, and (y) royalty and other minerals rights and interests.
- C. All matters that would be revealed by a current, accurate survey or inspection of the Property.
- D. Existing zoning and land use restrictions.
- E. Riparian rights of others in and to any creeks, rivers, lakes or streams located on or adjoining the Property.
- F. Existing public road rights of way and the right of the public to use such roads.
- G. Existing railroad rights of way and easements.
- H. Existing public utility easements and rights of way.
- I. Lack of legal and/or practical access to any portion of the Property.
- J. The following specific exceptions:
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. # 1997- 9552, in Probate Office.
  9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including the mineral rights set out in Inst. # 2000-04451, in Probate Office. Said deed having been corrected by that certain Corrective Statutory Warranty Deed recorded as Inst. #2001-21744, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/22/2019 03:52:14 PM  
S613.50 CHARITY  
20191122000436400

*Allen S. Bayl*