

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

Send Tax Notice To: Lhoist North America of Alabama, LLC  
5600 Clearfork Main Street, Suite 300  
Fort Worth, TX 76109

## CORPORATION STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Five Million Two Hundred Eighty Eight Thousand Nine Hundred Six Dollars and No Cents (\$5,288,906.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **The Westervelt Company, Inc., a Delaware corporation**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Lhoist North America of Alabama, LLC, an Alabama Limited Liability Company**, herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.


IN WITNESS WHEREOF, the said Grantor, by its Manager, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of December, 2019.

The Westervelt Company, Inc.  
a Delaware Corporation

  
James J. King, Jr.  
Vice President

State of Alabama

County of Tuscaloosa

  
I, Susan Daylock, a Notary Public in and for said County in said State, hereby certify that James J. King, Jr. as Vice President of The Westervelt Company, Inc., a Delaware corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 6th day of December, 2019.

  
Notary Public, State of Alabama

My Commission Expires: See Below

 MY COMMISSION EXPIRES DEC. 12, 2021



20191206000452170 1/3 \$5317.00  
Shelby Cnty Judge of Probate, AL  
12/06/2019 01:54:55 PM FILED/CERT

Shelby County, AL 12/06/2019  
State of Alabama  
Deed Tax: \$5289.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

Mineral only rights associated with a parcel of land located in the East 1/2 of the Southwest 1/4 of Section 22, Township 21 South, Range 2 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Begin at the Northwest corner of the said East 1/2 of the Southwest 1/4 and run South 88 degrees 00 minutes 02 seconds East along the North boundary thereof, 622.59 feet to a point that lies 40 feet, more or less, West of said private gravel road; thence along a line, that lies 40 feet, more or less, South and West of said private gravel road, the following calls: South 12 degrees 00 minutes 30 seconds West, 104.49 feet to point of beginning of a curve to the left, having a radius of 690.00 feet, a delta angle of 38 degrees 03 minutes 04 seconds, a chord bearing of South 07 degrees 01 minutes 02 seconds East, and a chord distance of 449.87 feet; thence Southwesterly along arc of said curve 458.24 feet; thence South 26 degrees 02 minutes 35 seconds East, 146.67 feet to a point of beginning of a curve to the right, having a radius of 137.59 feet, a delta angle of 39 degrees 59 minutes 58 seconds, a chord bearing of South 06 degrees 02 minutes 35 seconds East and a chord distance of 94.12 feet; thence Southerly along arc of said curve 96.05 feet; thence South 13 degrees 57 minutes 24 seconds West, 190.93 feet to point of beginning of a curve to the left, having a radius of 213.08 feet, a delta angle of 29 degrees 50 minutes 04 seconds, a chord bearing of South 00 degrees 57 minutes 38 seconds East and a chord distance of 109.70 feet; thence Southerly along arc of said curve 110.95 feet; thence South 15 degrees 52 minutes 41 seconds East, 234.29 feet to point of beginning of a curve to the left, having a radius of 290.00 feet, a delta angle of 53 degrees 15 minutes 30 seconds, a chord bearing of South 42 degrees 30 minutes 46 seconds East and a chord distance of 259.96 feet; thence Southeasterly along arc of said curve 269.57 feet; thence with a reverse curve to the right, having a radius of 3777.17 feet, a delta angle of 5 degrees 54 minutes 23 seconds, a chord bearing of South 66 degrees 10 minutes 59 seconds East and a chord distance of 389.20 feet; thence Southeasterly along arc of said curve 389.38 feet to a point on the East boundary of the said East 1/2 of the Southwest 1/4; thence South 03 degrees 19 minutes 36 seconds East along the said East boundary, 1077.01 feet to the Southeast corner of the said East 1/2 of the Southwest 1/4; thence North 88 degrees 47 minutes 26 seconds West along the South boundary of the said East 1/2 of the Southwest 1/4, 1264.12 feet to the Southwest corner of the said East 1/2 of the Southwest 1/4; thence North 01 degrees 41 minutes 19 seconds West along the West boundary of the said East 1/2 of the Southwest 1/4, 2714.63 feet to the point of beginning.

**Parcel 2:**

Mineral Rights only associated with a parcel of land located in the E 1/2 of the SW 1/4 and the SE 1/4 of the NW 1/4, all in Section 27, Township 21 South, Range 2 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Begin at the SW corner of the E 1/2 of the SW 1/4 of said Section 27 and run North 00 degrees 11 minutes 53 seconds West along the West boundary thereof, 2643.96 feet; thence North 00 degrees 01 minutes 35 seconds West, 1285.45 feet to the NW corner of the SE 1/4 of the NW 1/4 in said Section 27; thence South 88 degrees 44 minutes 22 seconds East along the North boundary thereof, 1265.16 feet to the NE corner thereof; thence South 00 degrees 03 minutes 52 seconds East along the East boundary of the said SE 1/4 of the NW 1/4 and along the East boundary of the said East 1/2 of the SW 1/4, 3690.00 feet; thence North 87 degrees 59 minutes 35 seconds West, 255.70 feet; thence South 00 degrees 03 minutes 52 seconds East, 255.70 feet to a point on the South boundary of the said E 1/2 of the SW 1/4; thence North 87 degrees 59 minutes 35 seconds West along the South boundary thereof, 1004.62 feet to the point of beginning.

**Parcel 4:**

Surface rights only associated with a parcel of land located in the Northwest 1/4 of the Northwest of Section 22, Township 21 South, Range 2 West, Shelby County, Alabama, said parcel description to be replaced by metes and bounds survey.

**Parcel 5:**

Fee Simple rights associated with a parcel of land located in the Southwest 1/4 of Northwest; the Northeast 1/4 of Northwest; and the Southeast 1/4 of the Northwest 1/4; and all that portion of the East 1/2 of the Southwest 1/4, lying North and East of a road, of Section 22, Township 21 South, Range 2 West, Shelby County, Alabama, said parcel description to be replaced by a metes and bounds survey.



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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	The Westervelt Company, Inc.	Grantee's Name	Lhoist North America of Alabama, LLC
Mailing Address	1400 Jack Warner Parkway NE Tuscaloosa, AL 35404	Mailing Address	5600 Clearfork Main Street, Suite 300 Fort Worth, TX 76109
Property Address	Calera, AL 35040	Date of Sale	December 06, 2019
		Total Purchase Price	\$5,288,906.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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).

Date November 26, 2019

Unattested

(verified by)

Print The Westervelt Company, Inc.

Sign

Freasha J. Smith  
(Grantor/Grantee/Owner/Agent) circle one