

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Abundant Life Church at Alabaster, Inc.  
1625 Kent Dairy Road  
Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Twenty-Five Thousand and no/100 Dollars (\$325,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **CAMELLIA MET MINING, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **ABUNDANT LIFE CHURCH AT ALABASTER, INC.**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

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 ¼ of the SE ¼ of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$564,239.95** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

**This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended except for the attached Written Consent of the Sole Member.**

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

{SIGNATURE PAGE TO FOLLOW}

In Witness Whereof, the said Grantor, by the undersigned, who is authorized to execute this conveyance, has hereunto set its signature and seal this 13th day of January, 2020.

**CAMELLIA MET MINING, LLC**

**BY: Coalmont Resources, LLC**  
***Sole Member***

**BY: Resource Capital Fund VI, LP**  
***Managing Member***

**BY: Resource Capital Associates VI LP**  
***General Partner***

**BY: RCF VI GP Ltd.,**  
***General Partner***



**BY: Brian O'Dea**  
**ITS: President**

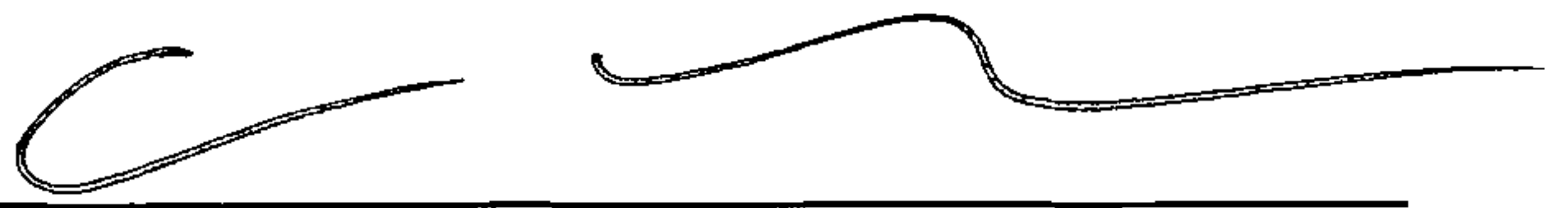
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brian O'Dea**, whose name as **President of RCF VI GP Ltd.**, whose name as **General Partner of Resource Capital Associates VI LP**, whose name as **General Partner of Resource Capital Fund VI, LP**, whose name as **Managing Member of Coalmont Resources, LLC** whose name as **Sole Member of CAMELLIA MET MINING, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 13th day of January, 2020.

**CHRISTINA NORWOOD**  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
July 23, 2023

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 07/23/2023

Real Estate Sales Validation Form

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

Grantor's Name Camellia Met Mining, LLC  
Mailing Address \_\_\_\_\_  
3400 County Rd 260  
Maylene, AL 35114

Grantee's Name Abundant Life Church at  
Mailing Address Alabaster, Inc.  
1625 Kent Dairy Rd  
Alabaster, AL 35007

Property Address 1615 Kent Dairy Rd  
Alabaster, AL 35007  
\_\_\_\_\_

Date of Sale January 13, 2020  
Total Purchase Price \$ 325,000.00

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)

☐ Bill of Sale ☐ Appraisal  
☒ Sales Contract ☐ Other \_\_\_\_\_  
☒ 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 or the assessor's current market value.

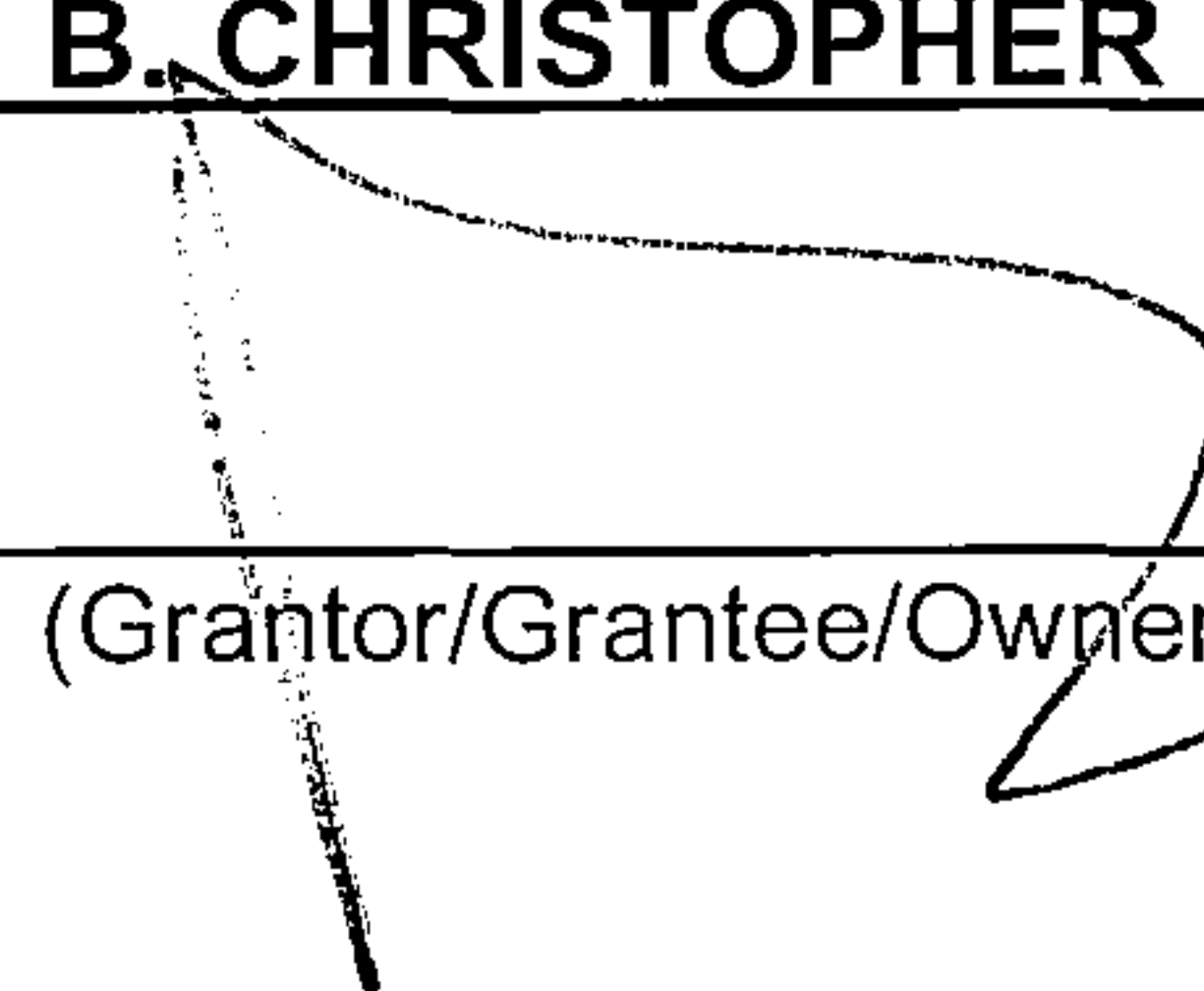
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 \_\_\_\_\_

Print B. CHRISTOPHER BATTLES

☐ Unattested \_\_\_\_\_  
(verified by)

Sign  \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



**WRITTEN CONSENT OF THE SOLE MEMBER OF  
CAMELLIA MET MINING, LLC**

**October 4, 2019**

The undersigned, being the sole member (the "Member") of Camellia Met Mining, LLC, a Delaware limited liability company (the "Company"), acting by written consent as permitted by Section 18-302(d) of the Delaware Limited Liability Company Act, as amended, and the Operating Agreement of the Company does hereby take the following actions and adopts the following resolutions, as of the date set forth above:

**1. Election and Removal of Officers.**

**WHEREAS**, the Amended and Restated Operating Agreement, dated as of May 31, 2019, authorized and adopted, and acknowledged as the limited liability company operating agreement of the Company, ("Operating Agreement,") states that the Managing Member may remove any Officer, at any time, and for any reason, with or without cause.

**WHEREAS**, the Operating Agreement provides that the Managing Member may appoint a successor if an Officer is removed.

**WHEREAS**, concurrent with the appointment of Brian O'Dea as President, Brett Beatty resigned as President. Resignation of Brett Beatty is attached hereto as Exhibit A.

**NOW THEREFORE, BE IT RESOLVED**, that the following person is elected to the office set forth opposite his name, to serve at the pleasure of the Member until his successor is elected and qualified, and to have the powers and duties typically attendant to such title for officers of a business corporation formed under the Delaware General Corporation Law and as may be delegated from time to time by the Member:

**Individual**

**Office(s)**

Brian O'Dea

President

**BE IT FURTHER RESOLVED**, that the above named person shall upon their election constitute all of the Company's officers (the "Officers"), and President Brett Beatty shall be removed.

**2. Miscellaneous.**

**BE IT FURTHER RESOLVED**, that any and all actions heretofore taken by the Member or the Officers in connection with any transaction or objectives approved in any or all of the foregoing resolutions, are hereby ratified, adopted, approved and confirmed in all respects; and any and all actions hereafter taken or to be taken by the Member or the Officers are in furtherance of the objectives of any or all of the foregoing resolutions are hereby ratified, adopted, approved and confirmed in all respects.

**BE IT FURTHER RESOLVED**, the Member and the Officers are hereby authorized and directed, for and on behalf of the Company, to make all such arrangements to do and perform all such acts and to execute and deliver all such certificates and such other instruments, agreements, and documents, as may be deemed necessary or appropriate in order to fully effectuate the purpose of the foregoing resolutions, and to waive all conditions and to do all things necessary and helpful to carry out the purposes of the foregoing resolutions, and that any and all prior or future actions taken by them that are consistent with the purposes and intent of the above resolutions are ratified, approved, adopted, and confirmed.

The Officers of the Company are hereby directed to place this Written Consent in appropriate order in the Minute Book of the Company.

This Written Consent may be executed by facsimile or PDF signature, and a facsimile or PDF signature will constitute an original signature.

*[Signature page follows.]*

IN WITNESS WHEREOF, the undersigned, being the Member of Camellia Met Mining, LLC, hereby consents to, and approves and adopts, the foregoing resolutions as of the date first written above.

MEMBER:

**Coalmont Resources LLC,**  
a Delaware limited liability company

By: Resource Capital Fund VI L.P., its Managing  
Member

By: Resource Capital Associates VI L.P., its  
General Partner

By: RCF VI GP Ltd., its General Partner



\_\_\_\_\_  
Name: Brett M. Beatty

Title: Partner

EXHIBIT A

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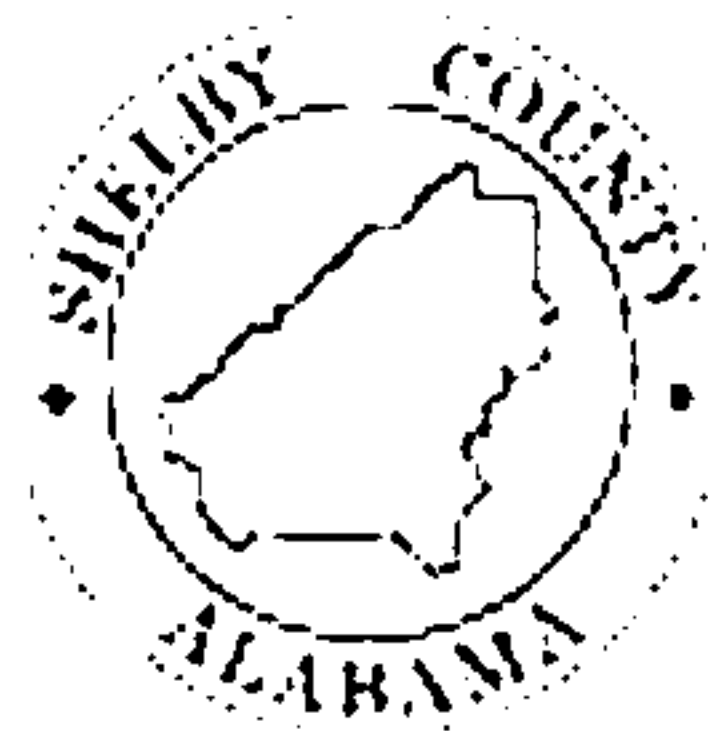
October 4, 2019

To whom it may concern,

Please accept this letter as notice of my official resignation as President of Coalmont Resources, L.L.C and Camellia Met Mining, L.L.C.. The resignation is immediate with Mr. Brian O'dea assuming the role of President.

Regards,

  
Brett Beatty



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/28/2020 11:08:02 AM  
\$41.00 CHERRY  
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