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Shelby Cnty Judge of Probate, AL
08/06/2020 09:34:07 AM FILED/CERT

STATE OF ALABAMA)

PROJ. NO.

COUNTY OF SHELBY)

COUNTY PROJ. NO.

TRACT NO.

DATE:

RIGHT OF WAY DEED FOR PERMANENT EASEMENT


KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the covenants and agreements set for in that certain Agreement between Jesse Creek Mining, LLC (JCM) and Shelby County, Alabama (County) Regarding County Road 270 dated June 13, 2014, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned grantor, Camellia Met Mining, LLC has this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County, a political subdivision of the State of Alabama, a permanent easement for a road right of way including all right, title and interest in and to all timber growing or at any time located within the right of way and easement limits, upon the land hereinafter described, together with the right to locate or relocate utilities, and to enter upon such described land and grade, level, fill, drain, pave, build, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, ramps, and cuts as may be necessary, on, over and across such right of way easement. The easement and right of way hereby granted is more particularly located and described as follows:

An 80 foot strip of property to be used for a Shelby County Road right-of-way, being a part of and located across the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 29, and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, all in Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: **Commence** at the SW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 29 and run N $0^{\circ}25'23''$ W, along the West $\frac{1}{4}$ - $\frac{1}{4}$ line, 522.88 feet to the **Point of Beginning** of the herein described centerline for the 80 foot right-of-way; thence running Northeasterly, along the centerline of the 80 foot right-of-way, these bearings and distances and curve arcs; thence N $45^{\circ}44'02''$ E, 454.87 feet; thence run 509.84 feet, along the arc of a curve to the left, which has a radius of 1200.00 feet, and a chord bearing and distance of N $35^{\circ}57'23''$ E, 506.02 feet; thence N $23^{\circ}47'05''$ E, 366.96 feet; thence N $22^{\circ}56'31''$ E, 374.83 feet; thence N $14^{\circ}29'40''$ E, 373.20 feet; thence N $09^{\circ}35'18''$ E, 226.87 feet; thence N $13^{\circ}15'25''$ E, 299.13 feet; thence run 263.61 feet,

along the arc of a curve to the right, which has a radius of 1800.00 feet, and a chord bearing and distance of N 17°27'08" E, 263.37 feet; thence N 21°38'52" E, 509.34 feet to the Kodiak Mining LLC property line and the **End Point** for said centerline description. Sidelines are to be 40 feet on each side of, and running parallel with the said described centerline. Sidelines at the South end of said centerline are to be shortened or extended to intersect with said West ¼ - ¼ line, and at the North end are to be shortened or extended to intersect with the Kodiak Mining LLC property line.

An 80 foot strip of property to be used for a Shelby County Road right-of-way, being a part of and located across the NE ¼ of the NW ¼ of Section 21, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: **Commence** at the SW corner of the NE ¼ of the NW ¼ of said Section 21 and run S 89°55'00" E, along the South ¼ - ¼ line, 275.86 feet; thence N 00°00'00" E, 297.04 feet to a point that intersects with the Southerly boundary line of the 1.84 acre tract of Camellia Met Mining property, being also the **Point of Beginning** of the herein described centerline for the 80 foot right-of-way across the 1.84 acre tract; thence run along the centerline of the 80 foot right-of-way, N 23°00'58" E, 400.14 feet to the Northerly boundary line of the 1.84 acre tract, and the **End Point** for the centerline of the 80 foot right-of-way. Sidelines are to be 40 feet on each side of, and running parallel with the said described centerline. Sidelines at the South end and North end of said centerline are to be shortened or extended to intersect with said 1.84 acre tract.

An 80 foot strip of property to be used for a Shelby County Road right-of-way, being a part of and located across the SE ¼ of the SW ¼, and the W ½ of the SE ¼, all in Section 16, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: **Commence** at the SE corner of the SE ¼ of the SW ¼ of said Section 16 and run N 89°52'29" W, along the South ¼ - ¼ line, 516.68 feet to the **Point of Beginning** of the herein described centerline for the 80 foot right-of-way; thence running Northeasterly, along the centerline of the 80 foot right-of-way, these bearings and distances and curve arcs; thence N 31°50'29" E, 453.09 feet; thence N 33°23'52" E, 554.31 feet; thence N 33°28'48" E, 694.32 feet; thence N 43°08'05" E, 458.44 feet; thence N 39°24'37" E, 224.03 feet; thence run 197.98 feet, along the arc of a curve to the left, which has a radius of 230.00 feet, a chord bearing and distance of N 14°45'04" E, 191.92 feet, to the **End Point** for the centerline of the 80 foot right-of-way at where said road centerline intersects with the existing railroad track. Sidelines are to be 40 feet on each side of, and running parallel with the said described centerline. Sidelines at the South end of said centerline are to be shortened or extended to intersect with the South line of said Section 16, and at the North end they will be shortened or extended to intersect with said railroad track.



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TO HAVE AND TO HOLD, the said easement for road right of way including all right, title, and interest in and to such timber aforementioned unto Shelby County, a political subdivision of the State of Alabama, and unto its successors and assigns forever.

And the said grantor hereby covenants with Shelby County, a political subdivision of the State of Alabama, that it is lawfully seized and possessed of the afore-described tract or parcel of land; that it has a good and lawful right to sell and convey it; that, except for any third party rights of record, the easement for road right of way is free from all encumbrances.

The grantor hereby grants permission, with right of ingress to and egress from, grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above described road right of way.

In witness whereof I have hereunto set my hand and seal this the 16th day of July, 2020.


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SEE NEXT PAGE FOR SIGNATURES

Camellia Met Mining, LLC

By: Brian O'Dea

Name: Brian O'Dea

Title: President

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

COUNTY OF JEFFERSON



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I, Perry Barron, a Notary Public in and for said County, in said State, hereby certify that Brian O'Dea whose name as President of Camellia Met Mining, LLC, a limited liability company, 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 this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 16TH day of July, A.D. 20 20.

Perry Barron

NOTARY PUBLIC

My Commission Expires: 10-28-2020

My Commission Expires
October 28, 2020

