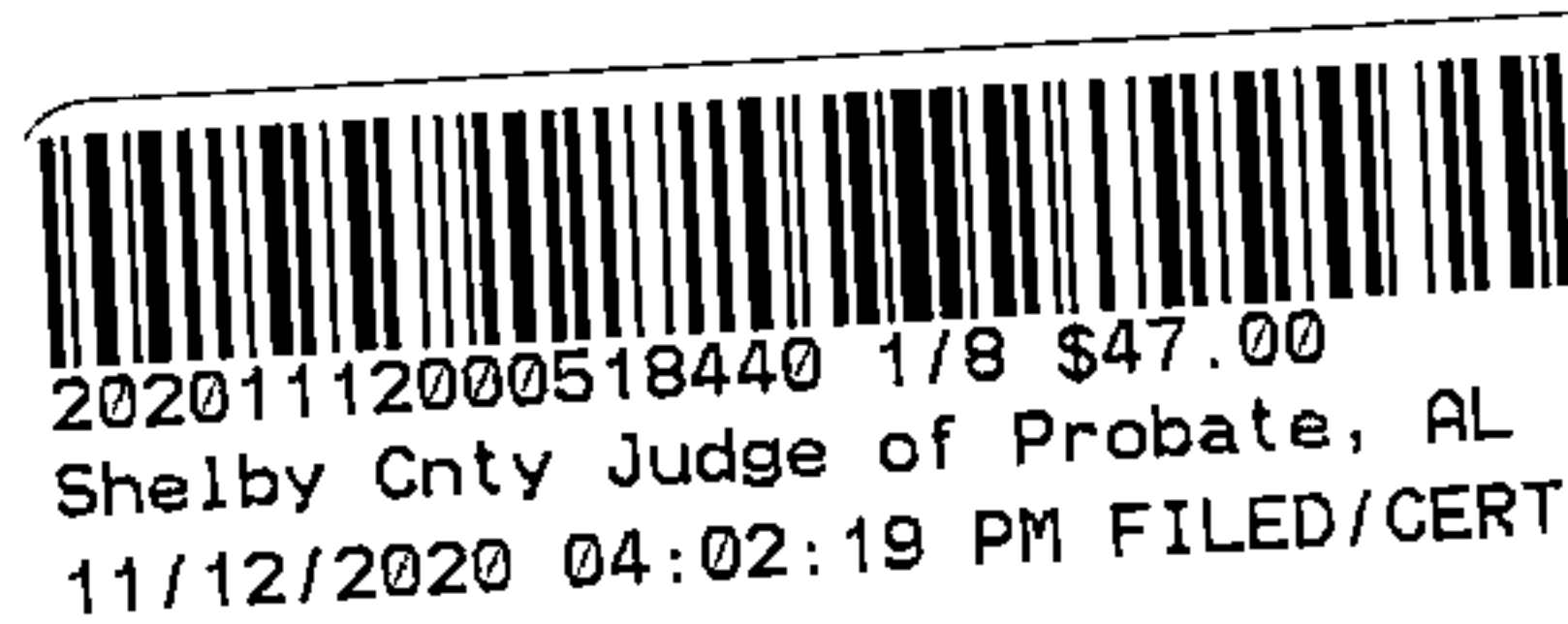


This Instrument Prepared By:

Victor Haley
Eversheds Sutherland
999 Peachtree Street, NE
Atlanta, GA 30309-3996
(404) 853-8000

When recorded return to:



Shelby County, AL 11/12/2020
State of Alabama
Deed Tax: \$4.00

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **FOR AND IN CONSIDERATION** of the sum of FOUR THOUSAND AND NO/100 DOLLARS (\$4,000.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **SWEETWATER PROPERTIES, LLC**, a Delaware limited liability company, duly authorized by law to transact business in the State of Alabama, herein after referred to as the "**Grantor**," does hereby GRANT, BARGAIN, SELL and CONVEY unto **KEVIN BROWN**, a resident of the State of Alabama, hereinafter referred to as the "**Grantee**," his heirs, successors, and assigns, the real property (the "**Property**") situated, lying and being in the County of Shelby and State of Alabama, as described on **EXHIBIT A** attached hereto and made a part hereof for all purposes, and (i) any improvements thereon, and (ii) all timber growing thereon, and (iii) all roads, bridges and other infrastructure improvements thereon (to the extent owned by Grantor), and (iv) all minerals that may be owned by Grantor, including sand, clay or gravel of any kind or nature, and (v) any other privileges, easements, covenants and other rights appertaining thereto (collectively, the "**Premises**").

Without expanding by implication the limited warranty set forth herein, this conveyance and the warranty of title set forth herein are made subject to the matters set forth on **EXHIBIT B** attached hereto, to the extent, and only to the extent, that the same may still be in force and effect and applicable to the Property, said exhibit being incorporated herein by reference for all purposes (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Premises, together with the privileges and appurtenances thereunto properly belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to Warrant and Forever Defend, all and singular the Premises unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or to claim the same, or any part thereof, by, through and under Grantor, but not otherwise, and subject to the matters set forth herein.

The conveyance of any minerals conveyed to Grantee herein is hereby made by Grantor purely by quitclaim and accepted by Grantee without any warranty by Grantor, either express or implied, without recourse against Grantor.

The effective date of this conveyance shall be November 12, 2020.

Address of Grantor:

Sweetwater Properties, LLC
c/o Resource Management Service, LLC
31 Inverness Center Parkway
Suite 200
Birmingham, AL 35242
(800) 995-9516

Address of Grantee:

Kevin Brown
1014 Tuckers Pass
Centreville, AL 35042

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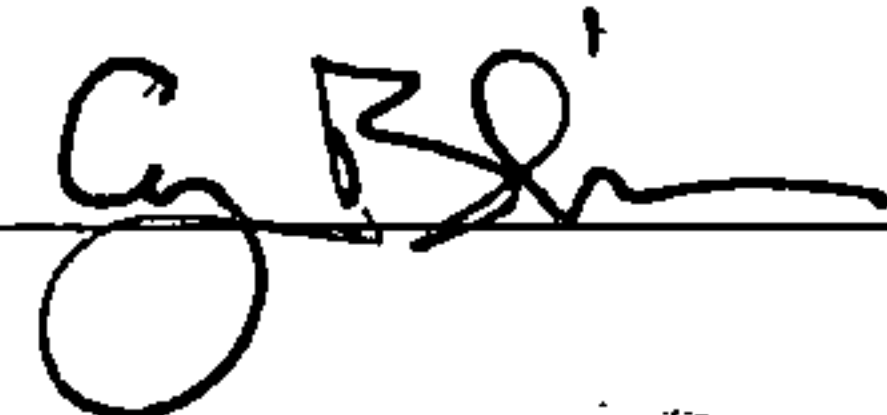
[SIGNATURE PAGE FOLLOWS]



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IN WITNESS WHEREOF, Grantor has signed and sealed this deed on this the 2
day of November, 2020, but so as to be effective on the date set forth above.

**Sweetwater Properties, LLC, a Delaware
limited liability company**

By: 

Name: Craig Blair

Title: Vice President

STATE OF ALABAMA

)

ACKNOWLEDGEMENT

)

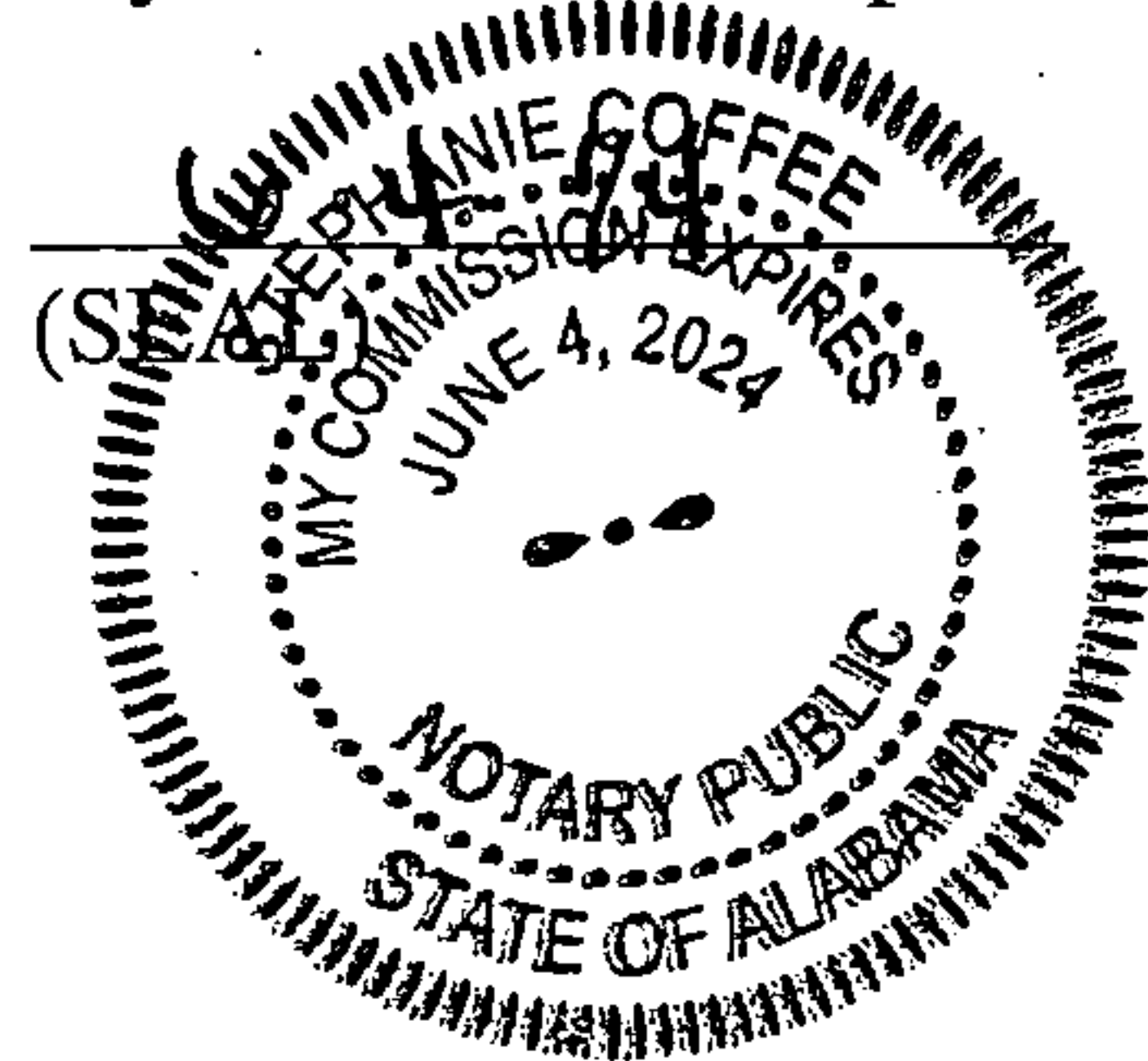
COUNTY OF SHELBY


)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that
Craig Blair, whose name as Vice President of Sweetwater Properties,
LLC, a Delaware limited liability company, is signed to the foregoing instrument and who is
known to me, acknowledged before me on this day, that being informed of the contents of said
instrument, he, with full authority as such officer, executed the same voluntarily for and as the
act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 2 day of November, 2020.

My commission expires: 06-04-2024




Notary Public of Alabama

Printed Name: Stephanie Coffee

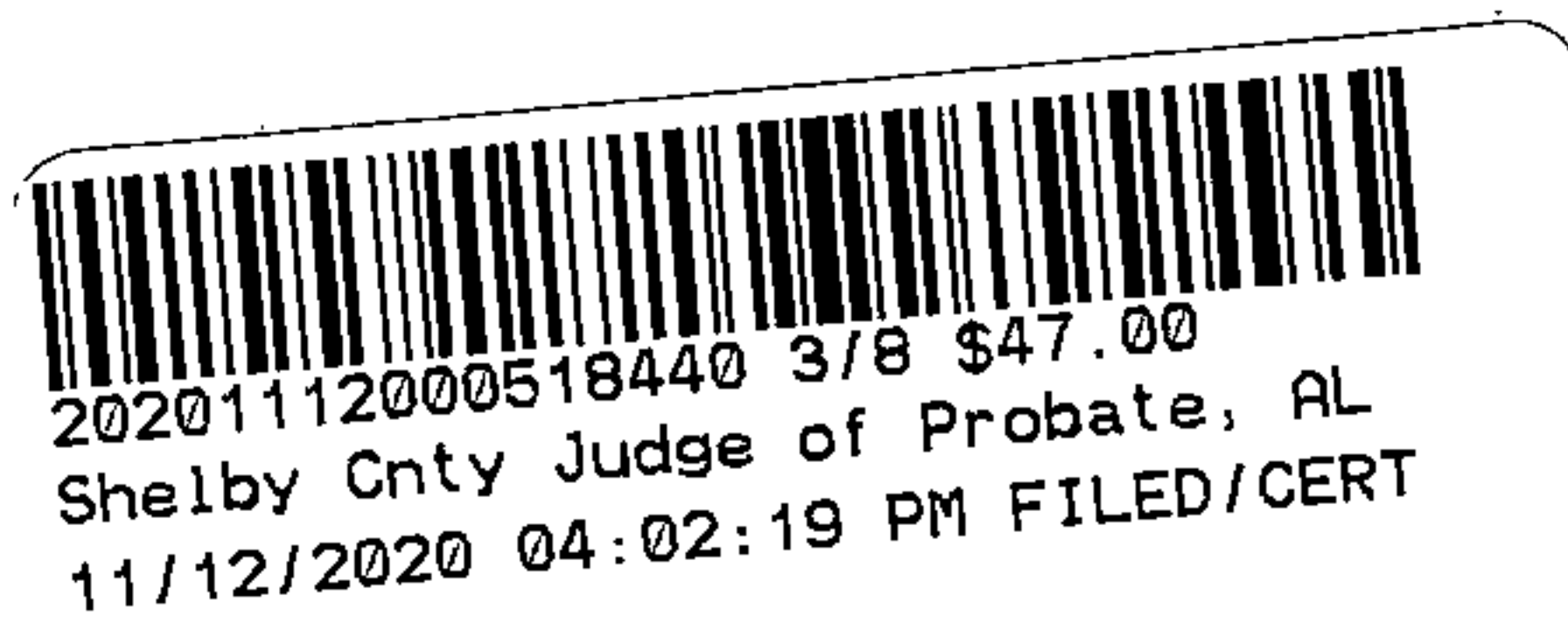


EXHIBIT A

LEGAL DESCRIPTION
Shelby County, Alabama

I, Roger Moore, a Registered Professional Land Surveyor in said county and state, hereby certify the following to be a true and accurate description of the above map or plat, to-wit:

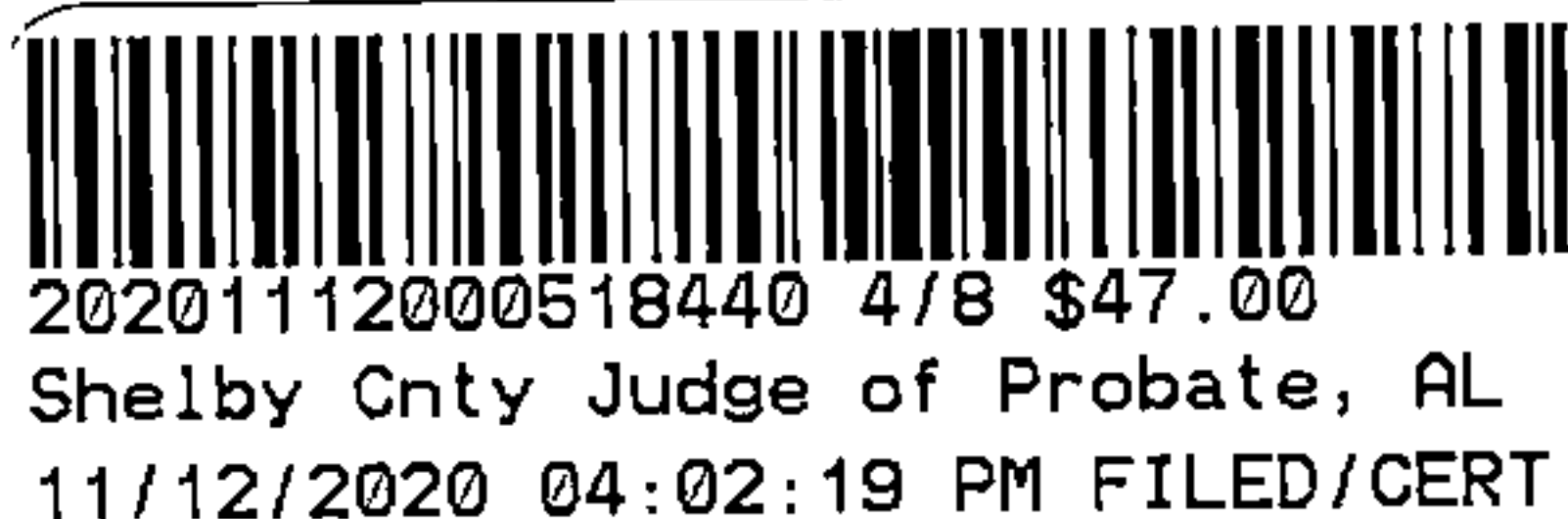
Parcel No. 1

A parcel of land containing 0.96 acre, located in the West 1/2 of the SE 1/4, Section 9, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at an iron pin marking the South-West corner of the NE 1/4 of the SE 1/4, said point being the point of beginning; thence run North 0 degrees 59 minutes 01 seconds East along the West boundary of said 1/4-1/4 section 290.63 feet to an iron pin at the intersection of the Southeast right of way of Shelby County Highway No. 54; thence run North 67 degrees 15 minutes 20 seconds East along said right of way 137.47 feet to an iron pin at the intersection of the West margin of Oak Limb Road; thence run South 12 degrees 04 minutes 24 seconds West along said road margin 740.37 feet to an iron pin at the intersection of the West boundary of the SE 1/4 of the SE 1/4; thence run North 03 degrees 28 minutes 27 seconds East along said boundary 380.96 feet to the point of beginning.

In accordance with my survey this the 13th day of October, 2020.

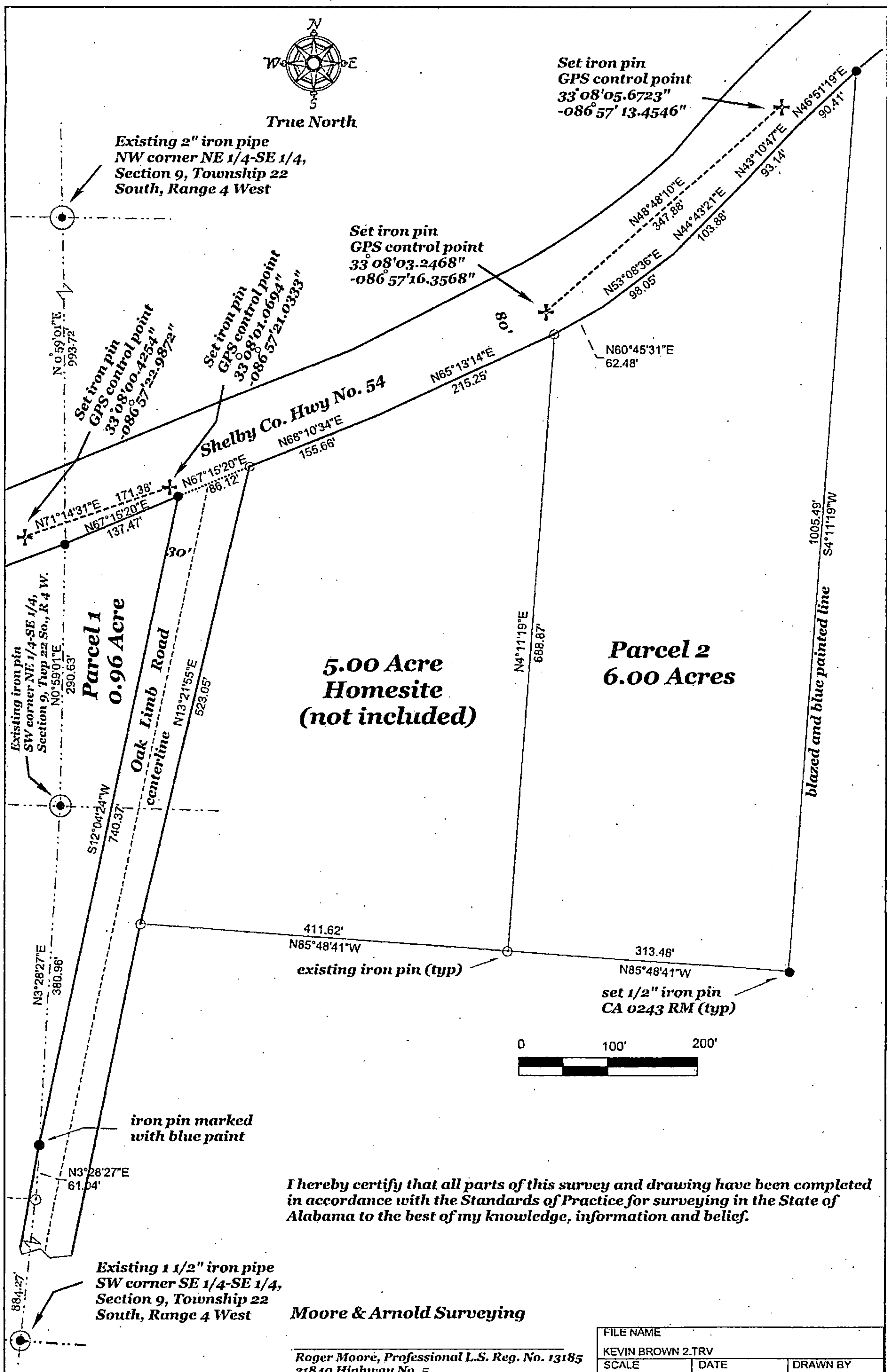
Roger Moore, Professional L.S. Reg. No. 13185

Being a portion of the property conveyed by Cahaba Timberlands LLC to Sweetwater Properties LLC by deed dated February 17, 2014 and recorded as Instrument No. 20140428000125330 on April 28, 2014, Shelby County records.





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I hereby certify that all parts of this survey and drawing have been completed in accordance with the Standards of Practice for surveying in the State of Alabama to the best of my knowledge, information and belief.

Moore & Arnold Surveying


Roger Moore, Professional L.S. Reg. No. 13185
21840 Highway No. 5

FILE NAME		
KEVIN BROWN 2.TRV		
SCALE	DATE	DRAWN BY

EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad valorem taxes not yet due and payable.
2. All existing zoning restrictions.
3. All matters that would be revealed by an accurate survey of the Property.
4. Riparian rights of others in and to any creeks, rivers, lakes or streams located on the Property.
5. All prior conveyances, transfers and reservations of oils, gas, coal, lignite, clay, sand, coal bed methane and other minerals of any kind or character or any interest therein.
6. All matters appearing in the public records of Shelby County, properly indexed, and in the chain of title to the Property, or any portion of the Property.
7. Rights of third persons and/or public authorities and utilities in and to that portion of the Property located within the boundaries of roads, highways, easements, and rights-of-way, whether of record, on the ground or acquired through prescription.
8. Rights of parties in possession pursuant to the leases, licenses and agreements separately assigned by Grantor and assumed by Grantee, if any.


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**WRITTEN CONSENT OF
THE MANAGER OF
SWEETWATER PROPERTIES LLC
a Delaware limited liability company**

The undersigned, being the Manager (the "Manager") of Sweetwater Properties LLC, a Delaware limited liability company (the "Company"), hereby consents in writing, in accordance with the Company's Limited Liability Company Agreement (the "Agreement"), to the adoption of the following resolutions:

APPROVAL OF SALE OF PROPERTY

WHEREAS, the Manager has determined that it is advisable and in the best interest of the Company to convey that certain tract or parcel of land in Shelby County, State of Alabama, described as Compartment No. CB-5902 (ID 21076) (the "Property") as more fully described in that certain Real Estate Sales Contract with an effective date of September 9, 2020 by and between Company, as Seller, and Kevin Brown, as Buyer (the "Purchase and Sale Agreement").

NOW, THEREFORE, BE IT RESOLVED, the Manager hereby approves, confirms and ratifies the sale of the Property on the terms and conditions set forth in the Purchase and Sale Agreement, the execution, delivery and performance of the Purchase and Sale Agreement and the execution, delivery and performance of all other documents relating to the same, in all respects.

OTHER ACTS

RESOLVED, that the officers of the Manager and the Company, each as authorized under the Agreement, be, and hereby are authorized, empowered and directed to do all other things and acts, to execute and deliver all other instruments, documents and certificates (collectively, "Documents"), and to pay all costs, fees and taxes as may be, in their sole judgment, necessary, proper or advisable in order to carry out and comply with the purposes and intent of the foregoing resolutions (collectively, the "Acts"), and that all of the acts and deeds of the officers of the Manager and of the Company that are consistent with the purposes and intent of such resolutions be, and hereby are, in all respects, approved, ratified, confirmed and adopted as the acts and deeds of the Manager and Company.



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AUTHORITY

RESOLVED, that any or each of Charlie Cornish, as President of the Company, Dennis DuBose, as Vice President and Secretary of the Company, and/or Craig Blair or W.A. Hinson III, each as Vice President of the Company, has authority to execute and deliver any and all Documents in connection with the foregoing and to take any Acts as he deems proper in consummating the transfer described above.

IN WITNESS WHEREOF, the undersigned has executed this Written Consent as of the day written below.

MANAGER

Resource Management Service, LLC,
Manager of Sweetwater Properties LLC


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By: C. Blair
Name: Craig Blair
Title: President

Nov. 2, 2020