

STATE OF ALABAMA)

COUNTY OF SHELBY)

PROJ. NO.

COUNTY PROJ. NO.

TRACT NO.

DATE: 10/29/2019

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the covenants and agreements set forth 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 depicted in yellow on the plat attached hereto as Exhibit A and 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 ½ of the SW ¼, and the NW ¼ of the SE ¼, of Section 29, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: **Commence** at the SW corner of the SE ¼ of the SW ¼ of said Section 29 and run S 89°54'50" E, along the South ¼ - ¼ line, 535.20 feet; thence N 00°00'00" E, 600.91 feet to a point where the Northerly edge of Shelby County Road 10 intersects with the centerline of County Road 270; thence N 33°17'21" E, along said centerline, 354.30 feet; thence N 29°08'44" E, along said centerline, 110.05 feet to the South boundary line of US Steel Corporation property line, being also the **Point of Beginning** of the herein described centerline for the 80 foot right-of-way of Shelby County Road 270; thence running Northeasterly, along the centerline of the 80 foot right-of-way, these bearings and distances and curve arcs; thence continue N 29°08'44" E, 303.87 feet; thence run 466.78 feet along the arc of a curve to the right, which has a radius of 2000.00 feet, a chord bearing and distance of

N 35°49'54" E, 465.72 feet; thence N 42°31'04" E, 429.53 feet; thence N 41°24'05" E, 219.75 feet to the East boundary line of US Steel Corporation property, 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 point of beginning and end point of said centerline are to be shortened or extended to intersect with the US Steel Corporation property line.

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.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

20210426000206290 3/4 \$31.00
Shelby Cnty Judge of Probate, AL
04/26/2021 03:09:18 PM FILED/CERT

In witness whereof I have hereunto set my hand and seal this the 22nd day of April, 2021.

Camellia Met Mining, LLC

By: Brian O'Dea

Name: Brian O'Dea

Title: President

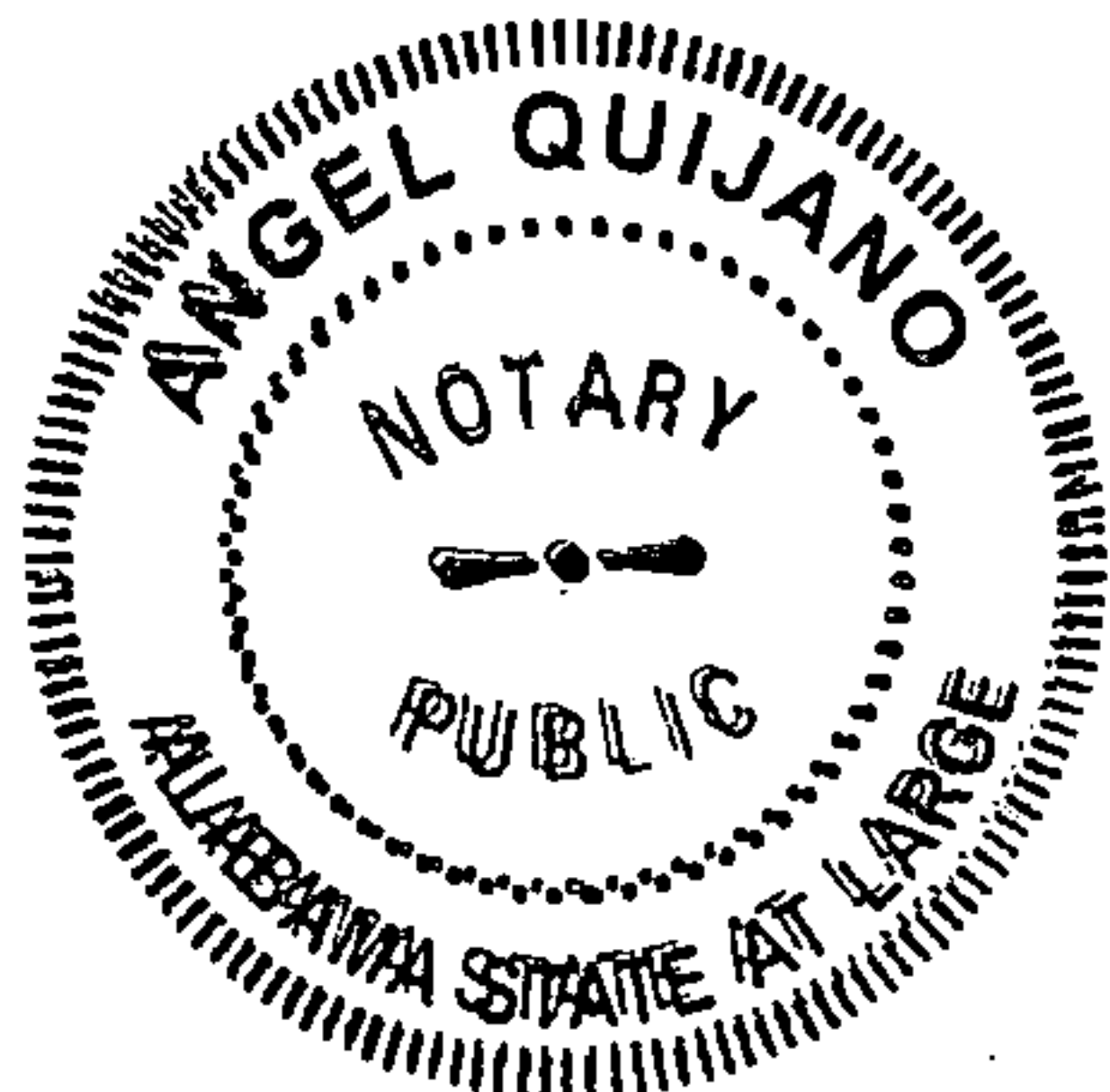
ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

COUNTY OF Shelby

I, Angel Quijano, 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 22nd day of April, A.D. 2021.

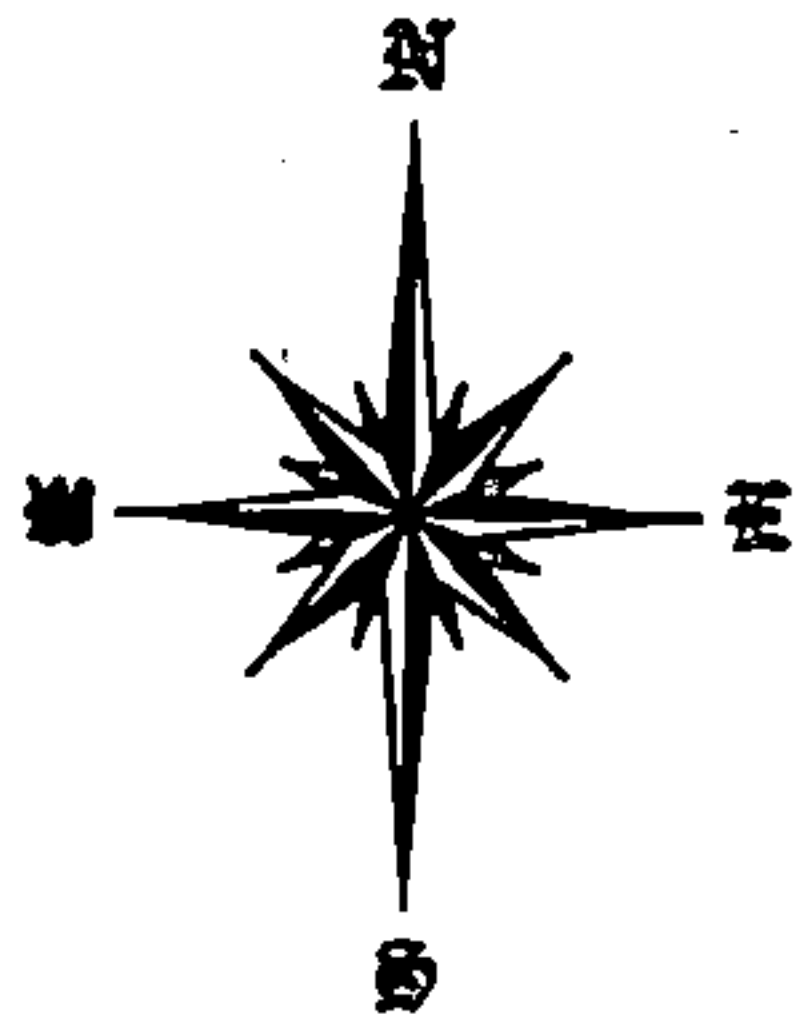


Angel Quijano
NOTARY PUBLIC

My Commission Expires: _____

MY COMMISSION EXPIRES JUNE 2, 2024

Exhibit A to Right of Way Deed



NORTH BASED ON ALABAMA
GRID NORTH NAD 83 (WEST ZONE)



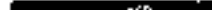
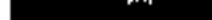
0' 400' 800' 1200'

LEGEND

These standard symbols will be found in the drawing.

- FOUND EXISTING CORNER
 ● SET #5 CAPPED REBAR (CA 0440-LS)
 ● FOUND #5 CAPPED REBAR STAMPED USX 14979
 ◆ CALCULATED POSITION
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 ROW/ RIGHT OF WAY
 DB DEED BOOK
 PG PAGE

- | | |
|----------|----------------|
| L | ARC LENGTH |
| R | RADIUS |
| Δ | DELTA ANGLE |
| B | CHORD BEARING |
| C | CHORD DISTANCE |

- | | |
|---|----------------------------------|
|  | SERIES ONE OF TWIN CREEKS TIMBER |
|  | U.S. STEEL |
|  | CAMELLIA MET MINING |
|  | KODIAK MINING |

80 Foot Right-of-Way—Part 2

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 ¼ of the SW ¼, and the NW ¼ of the SE ¼, of Section 29, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: **Commence** at the SW corner of the SE ¼ of the SW ¼ of said Section 29 and run S 89°54'50" E, along the South ¼ - ¼ line, 535.20 feet; thence N 00°00'00" E, 600.91 feet to a point where the Northerly edge of Shelby County Road 10 intersects with the centerline of County Road 270; thence N 33°17'21" E, along said centerline, 354.30 feet; thence N 29°08'44" E, along said centerline, 110.05 feet to the South boundary line of US Steel Corporation property line, being also the **Point of Beginning** of the herein described centerline for the 80-foot right-of-way of Shelby County Road 270; thence running Northeasterly, along the centerline of the 80-foot right-of-way, these bearings and distances and curve arcs; thence continue N 29°08'44" E, 303.87 feet; thence run 466.78 feet along the arc of a curve to the right, which has a radius of 2000.00 feet, a chord bearing and distance of N 35°49'54" E, 465.72 feet; thence N 42°31'04" E, 429.53 feet; thence N 41°24'05" E, 219.75 feet to the East boundary line of US Steel Corporation property, 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 point of beginning and end point of said centerline are to be shortened or extended to intersect with the US Steel Corporation property line.

