

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS: that in consideration of Twelve Million Eighty-Two Thousand and No/100 Dollars (\$12,082,000.00) and other valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged **EBSCO Industries, Inc., a Delaware corporation** (herein referred to as "Grantor"), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **The Alabama Trust Fund for the State of Alabama (pursuant to Amendment 543 to the Alabama Constitution of 1901)** (herein referred to as ("Grantee"), its successors and assigns, forever, the following described real estate: (a) all that certain parcel or tract of land located in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and made a part hereof, and (b) all improvements, buildings, structures and fixtures located on said land, if any, and (c) all rights, members, privileges, easements, hereditaments, and appurtenances pertaining to the foregoing.

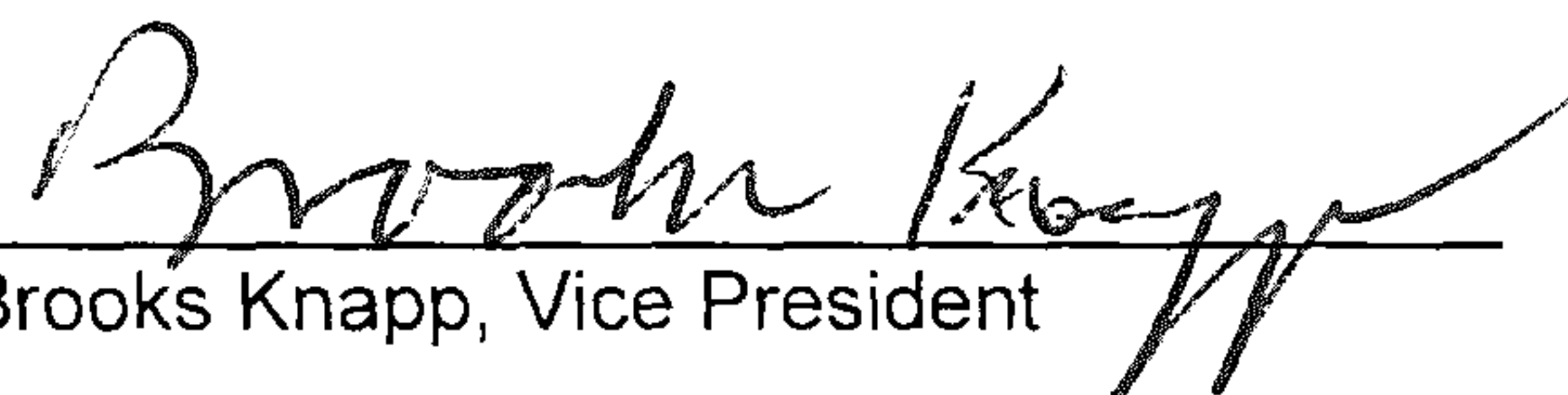
PROVIDED, HOWEVER, that this conveyance is expressly made subject to all those matters set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD unto the said Grantee and its successors and assigns, forever, subject to the Permitted Encumbrances.

AND the said Grantor does for itself and its successors and assigns covenant with the said Grantee that it will, and its successors and assigns shall, forever warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of any person claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, **EBSCO Industries, Inc., a Delaware corporation**, has caused this instrument to be executed by Brooks Knapp, its duly authorized Vice President, this the 29<sup>th</sup> day of December, 2021.


EBSCO Industries, Inc., a Delaware corporation

By:   
Brooks Knapp, Vice President

STATE OF ALABAMA       }  
Jefferson COUNTY       }

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Brook Knapp, whose name as Vice President of EBSCO Industries, 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 conveyance, he, as such Vice President with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 27<sup>th</sup> day of December, 2021.

  
NOTARY PUBLIC  
Commission expires: 11-3-2025

**Grantor's Address: P. O. Box 1943  
Birmingham, AL 35201**

**Grantees' Address:  
Alabama Forever Wild Land Trust c/o  
State of Alabama, Department of Conservation  
And Natural Resources, State Lands Division  
Attention: Patricia Powell McCurdy  
464 Folsom Administrative Building  
64 North Union Street  
Montgomery, AL 36130  
(send tax notice to this address)**

**THIS INSTRUMENT PREPARED BY:  
B. Saxon Main  
BALL, BALL, MATTHEWS & NOVAK, P.A.  
POST OFFICE DRAWER 2148  
MONTGOMERY, ALABAMA 36102-2148  
(334)387-7680  
BBM&N File No. 2844.0056**



## EXHIBIT A

A parcel of land situated in Sections 17, 18, 19, 29, 30 and 31, Township 19 South, Range 1 West, and Sections 35 and 36, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Begin at a  $\frac{3}{4}$ " iron rod in concrete at the Northeast corner of Section 19, Township 19 South, Range 1 West, Shelby County, Alabama; thence in a Southerly direction along the East line of said Section 19 a distance of 5375.27 feet to a 2" open pipe to the Southeast corner of said Section 19, being the Northeast corner of Section 30, Township 19 South, Range 1 West; thence  $00^{\circ}01'53''$  to the left in a Southerly direction along the East line of said Section 30 a distance of 2620.15 feet to a rebar and cap at the Southeast corner of the N.E. quarter of said Section 30, being the Northwest corner of the N.W.  $\frac{1}{4}$  of the S.W.  $\frac{1}{4}$  of Section 29, Township 19 South, Range 1 West; thence  $90^{\circ}43'44''$  to the left in an Easterly direction along the North line of the N.W.  $\frac{1}{4}$  of the S.W.  $\frac{1}{4}$  of said Section 29 a distance of 1323.74 feet to a point; thence  $90^{\circ}48'17''$  to the right in a Southerly direction along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 223.61 feet to a point on the Northwesternly right-of-way line of Seaboard Coastline Railroad, said point also lying on a curve to the left having a radius of 1196.28 feet and a central angle of  $4^{\circ}40'44''$ ; thence  $68^{\circ}56'06''$  to the right (angle measured to tangent) along the arc of said curve in a Southwesterly direction and along the Northwesternly right-of-way line of Seaboard Coastline Railroad a distance of 97.69 feet to the P.T. (point of tangent of said curve); thence tangent to said curve in a Southwesterly direction and along the Northwesternly right-of-way line of Seaboard Coastline Railroad a distance of 416.05 feet; thence  $90^{\circ}00'00''$  to the right in a Northwesternly direction and along the Northwesternly right-of-way line of Seaboard Coastline Railroad a distance of 50.00 feet; thence  $90^{\circ}00'00''$  to the left in a Southwesterly direction and along the Northwesternly right-of-way line of Seaboard Coastline Railroad a distance of 1412.27 feet to the P.C. (point of curve) of a curve to the left having a radius of 5829.65 feet and a central angle of  $10^{\circ}20'38''$ ; thence along the arc of said curve in a Southwesterly direction a distance of 1052.47 feet to a point on the West line of the S.E.  $\frac{1}{4}$  of the S.E.  $\frac{1}{4}$  of Section 30, Township 19 South, Range 1 West; thence  $53^{\circ}50'52''$  to the left (angle measured to tangent) in a Southerly direction along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section and along the Northwesternly right-of-way line of Seaboard Coastline Railroad a distance of 31.00 feet to a point on a curve to the left having a radius of 5804.65 feet and a central angle of  $5^{\circ}06'45''$ ; thence  $53^{\circ}40'02''$  to the right (angle measured to tangent) in a Southwesterly direction and along the Northwesternly right-of-way line of Seaboard Coastline Railroad a distance of 517.94 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southwesterly direction and along the Northwesternly right-of-way line of Seaboard Coastline Railroad a distance of 1644.31 feet to the P.C. (point of curve) of a curve to the right having a radius of 5654.65 feet and a central angle of  $7^{\circ}05'57''$ ; thence along the arc of said curve in a Southwesterly direction and along the Northwesternly right-of-way line of Seaboard Coastline Railroad a distance of 700.63 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southwesterly direction and along the Northwesternly right-of-way line of Seaboard Coastline Railroad a distance of 2202.04 feet to a point on the East line of Section 36, Township 19 South, Range 2 West; thence  $123^{\circ}49'32''$  to the right in a Northerly direction along the East line of Section 36, Township 19 South, Range 2 West and along the Northwesternly right-of-way line of Seaboard Coastline Railroad a distance of 30.69 feet; thence  $123^{\circ}49'31''$  to the left in a Southwesterly direction and along the Northwesternly right-of-way line of Seaboard Coastline Railroad a distance of 1404.91 feet to a point on the South line of the S.E.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of Section 36, Township 19 South, Range 2 West; thence



35°43'07" to the right in an Easterly direction (leaving said right-of-way line) along said south line a distance of 144.30 feet to a rebar and cap at the S.W. corner of said 1/4-1/4 section; thence 91°39'35" to the left in a Southerly direction along the East line of the N.W. 1/4 of the S.E. 1/4 of Section 36, Township 19 South, Range 2 West a distance of 101.69 feet to a point on the Northwesterly right-of-way line of Seaboard Coastline Railroad; thence 55°56'28" to the right in a Southwesterly direction and along the Northwesterly right-of-way line of Seaboard Coastline Railroad a distance of 865.82 feet to the P.C. (point of curve) of a curve to the left having a radius of 2964.93 feet and a central angle of 12°58'46"; thence along the arc of said curve in a Southwesterly direction and along the Northwesterly right-of-way line of Seaboard Coastline Railroad a distance of 671.66 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southwesterly direction and along the Northwesterly right-of-way line of Seaboard Coastline Railroad a distance of 2085.37 feet to a point on the South line of the S.W. 1/4 of the S.W. 1/4 of Section 36, Township 19 South, Range 2 West; thence 48°50'38" to the right in a Westerly direction along the South line of said 1/4-1/4 section, leaving said right-of-way line a distance of 1319.63 feet to an axle at the Southwest corner of said Section 36; thence 00°48'20" to the left in a Westerly direction along the South line of the S.E. 1/4 of the S.E. 1/4 of Section 35, Township 19 South, Range 2 West a distance of 339.15 feet to a 1" square pipe with bolt; thence 89°28'50" to the right in a Northerly direction a distance of 1326.44 feet to a 1" open pipe with railroad spike; thence 93°09'41" to right in an Easterly direction a distance of 344.79 feet to a rebar and cap at the Northwest corner of the S.W. 1/4 of the S.W. 1/4 of Section 36, Township 19 South, Range 2 West; thence 1°54'33" to the left in a Easterly direction along the North line of the S.W. 1/4 of the S.W. 1/4 of said Section 36 a distance of 1317.48 feet to a rebar and cap Northeast corner of said 1/4 -1/4 section; thence 91°15'49" to the left in a Northerly direction along the west line of the N.E. 1/4 of the S.W. 1/4 and the west line of the S.E. 1/4 of the N.W. 1/4 of said Section 36 a distance of 2624.59 feet to a rebar and cap at the Northwest corner of the S.E. 1/4 of the N.W. 1/4 of said Section 36; thence 91°07'00" to the right in a Easterly direction along the North line of S.E. 1/4 of the N.W. 1/4 of said Section 36 a distance of 1306.63 feet to a rebar and cap at the northeast corner of said 1/4-1/4 section; thence 91°21'06" to the left in a Northerly direction along the West line of the N.W. 1/4 of the N.E. 1/4 of said Section 36 a distance of 1314.10 feet to a rebar and cap at the northwest corner of said 1/4 – 1/4 section; thence 91°16'38" to the right in an Easterly direction along the North line of said Section 36 a distance of 2602.42 to a 1-1/2" open pipe at the Northeast corner of said Section 36; thence 90°48'31" to the left in a Northerly direction along the West line of Section 30, Township 19 South, Range 1 West a distance of 5300.36 feet to a 1" open pipe at the Northwest corner of said Section 30; thence 00°33'51" to the left in a Northerly direction along the West line of Section 19, Township 19 South, Range 1 West a distance of 2651.82 feet to a rebar and cap at the Northwest corner of the S.W. 1/4 of said Section 19; thence 88°24'01" to the right in an Easterly direction along the North line of the N.W. 1/4 of the S.W. 1/4 of said Section 19 a distance of 1328.76 feet to a rebar and cap at the Northeast corner of said 1/4 -1/4 section; thence 88°24'01" to the left in a Northerly direction along the West line of the S.E. 1/4 of the N.W. 1/4 of said Section 19 a distance of 1330.39 feet to a rebar and cap at the Northwest corner of said 1/4 -1/4 section; thence 88°12'26" to the right in a Easterly direction along the North line of the S.E. 1/4 of the N.W. 1/4 of said Section 19 a distance of 1328.89 feet to a rebar and cap at the Northeast corner of said 1/4-1/4 section; thence 88°12'26" to the left in a Northerly direction along the West line of the N.W. 1/4 of the N.E. 1/4 of said Section 19 a distance of 1334.88 feet to a rebar and cap at the Northwest corner of said 1/4-1/4 section; thence 00°01'40" to the left in a Northerly direction along the West line of the S.W. 1/4 of the S.E. 1/4 of Section 18, Township 19 South, Range 1 West a distance of 1335.83 feet to a rebar and cap at the Northwest corner of said 1/4-1/4 section; thence 88°07'44" to the right in an Easterly direction along the North line of the S.W.

1/4 of the S.E. 1/4 of said Section 18 a distance of 1330.79 feet to a concrete monument at the Northeast corner of said 1/4-1/4 section; thence continue along last described course in an Easterly direction along the North line of the S.E. 1/4 of the S.E. 1/4 of said Section 18 a distance of 1330.79 to a rebar and cap at the Northeast corner of said 1/4-1/4 section thence 7°11'58" to the right in an Easterly direction along the North line of the S.W. 1/4 of the S.W. 1/4 of Section 17, Township 18 South Range 1 West a distance of 316.95 feet to the Northwest corner of a parcel of land conveyed to Shelby County, Alabama by EBSCO Industries, Inc. by Instrument No. 2004110400608860; thence 90°00'00" to the right in a Southerly direction along the West line of said parcel a distance of 208.71 feet; thence 90°00'00" to the left in an Easterly direction along the South line of said parcel a distance of 208.71 feet; thence 90°00'00" to the right in a Southerly direction a distance of 322.29 feet; thence 90°06'05" to the left in an Easterly direction a distance of 802.01 feet to a point on the East line of the S.W. 1/4 of the S.W. 1/4 of said Section 17; thence 89°53'39" to the right in a Southerly direction along said East line a distance of 797.74 feet to the Southeast corner of said 1/4-1/4 section; thence 90°00'15" to the right in a Westerly direction along the South line of said 1/4 -1/4 section a distance of 1326.57 feet to the Point of Beginning.

Contains 1609.59 Acres, more or less.

Subject to that certain Access Easement recorded in Instrument 20211228000608570 in the Probate Office of Shelby County, Alabama.

**EXHIBIT B - PERMITTED ENCUMBRANCES**

1. All taxes and assessments for the 2022 tax year, a lien not yet due and payable.
2. All such matters as would be disclosed by a true and accurate survey and inspection of the subject property.
3. Minerals and mining rights not owned by Grantor.
4. Rights of others in and to the use and/or flow of all streams, rivers, watercourses, ponds, lakes or other bodies of water located on the subject property.
5. All covenants, conditions, restrictions, easements, rights of way or other matters of record affecting the subject property.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/29/2021 03:36:22 PM  
\$38.00 BRITTANI  
20211229000611980

*Allen S. Bayl*