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DEEDS 1/7

This instrument was prepared by:
Michael Reagan Reeves, Jr., Esq.
Reagan Reeves & Associates, LLC
1 Perimeter Park South, Suite 440S
Birmingham, AL 35243

Send tax notice to:
Highpointe Partners, LLC
120 Bishop Circle
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **SEVEN HUNDRED FORTY ONE THOUSAND THREE HUNDRED FORTY FIVE AND 00/100 Dollars (\$741,345.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged **Westervelt Realty, Inc** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Highpointe Partners, LLC** (herein referred to as grantee, whether one or more), the following described real estate situated in **Shelby County**, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

Seller/Grantor hereby reserves from the sale of the Property for itself and its successors and assigns, all interest in oil, gas, and other liquid or gaseous hydrocarbons including, without limitation, coal seam gas; coal; sand; gravel; lignite; ironstone, limestone; dolomitic limestone and minerals of every nature, kind or description whatsoever now or hereafter susceptible to commercial exploitation (collectively "Mineral Resources") in or upon the Property, together with the usual and customary rights of ingress and egress to and from the lands for the purpose of exploring for such Mineral Resources by any and all means and for developing, producing extracting or removing therefrom by any means now in use or hereafter developed, including by surface and subsurface mining methods all such Mineral Resources, and to store, save, transport, treat, process market or otherwise utilize such Mineral Resources so produced. The Seller/Grantor further reserves the right to sequester carbon and other greenhouse gases on, in and under the surface of the Property and all pore space rights associated with the Property. However, Seller/Grantor does waive all rights to access and utilize the surface of the Property for any purpose, whatsoever, including without limitation (a) the right to perform or have performed, mining or extraction activities on the surface of the Property or in the first three hundred (300) feet below the surface of the Property; and (b) the right to access from the surface of the Property, or from or within the first three hundred (300) feet under the surface of the Property, the Mineral Resources.

Subject to:

1. Taxes for the year 2022 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.

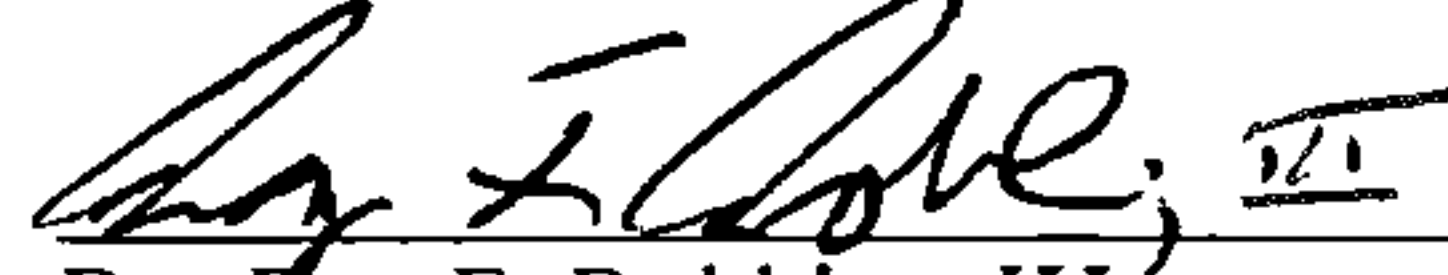
TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said grantee, his, her or their heirs and assigns forever, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good and lawful right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said grantee, his, or their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said Westervelt Realty, Inc has caused these presents to be executed by Ray F. Robbins, III, its Vice President, who is authorized to execute this conveyance, has hereto set his signature and seal, this 26th day of September, 2022.

Westervelt Realty, Inc.


By: Ray F. Robbins, III
Its: Vice President

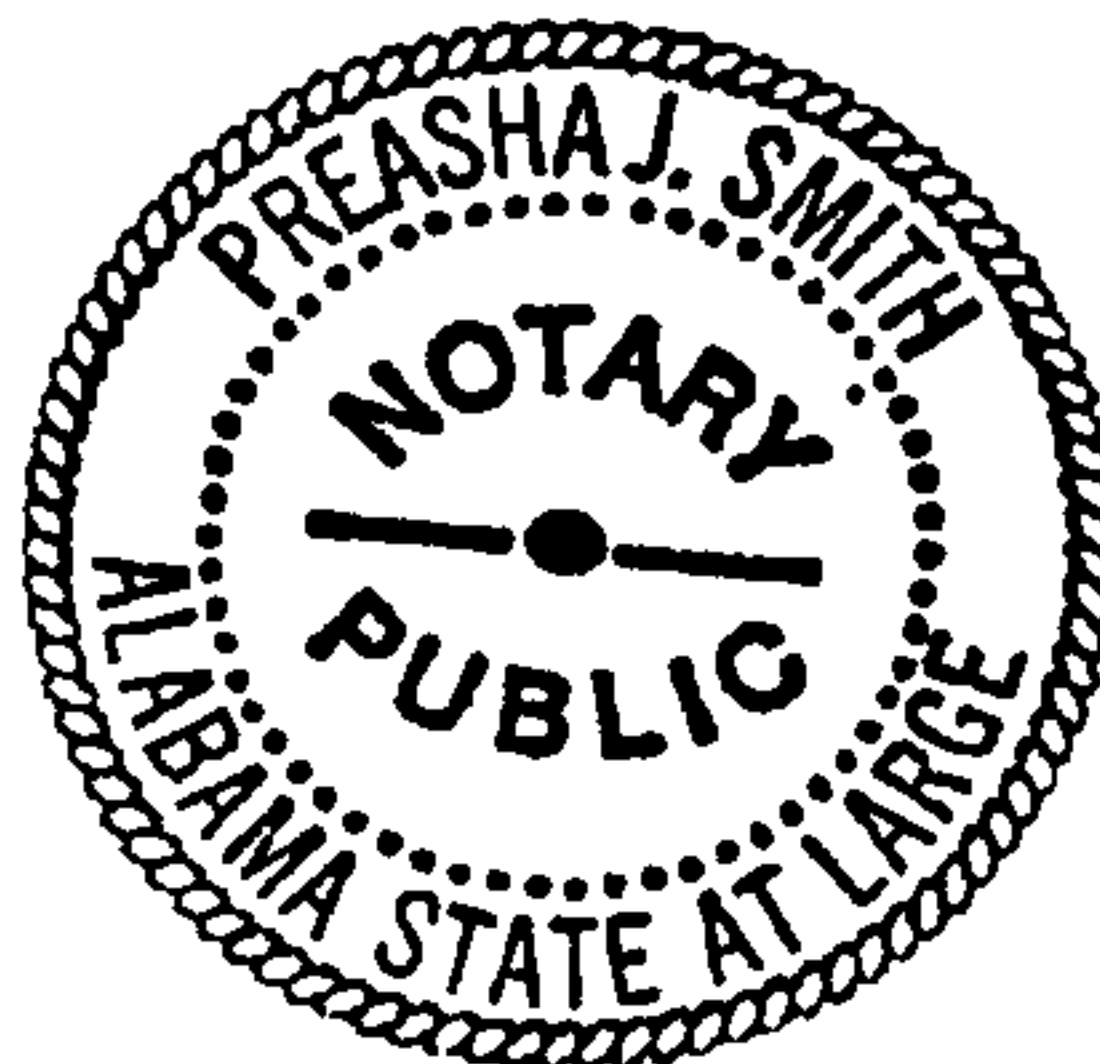
ACKNOWLEDGEMENT

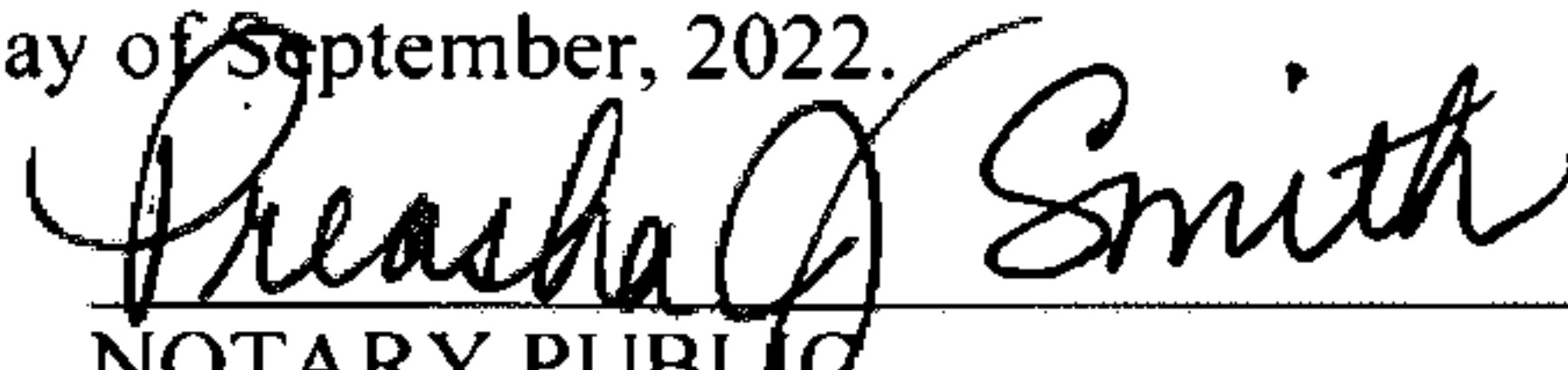
STATE OF Alabama)

COUNTY Tuscaloosa)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ray F. Robbins, III whose name as Vice President of Westervelt Realty, Inc 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 the conveyance, he (she), as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, 2022.




NOTARY PUBLIC

My Commission Expires:

10/16/23

EXHIBIT "A"
Property Description

PROPERTY DESCRIPTION:

PARCEL NO. 1:

Commence at a 4" x 4" concrete monument being the Northwest corner of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 88° 11' 27" East along the North boundary of said Section 23 for a distance of 660.59 feet to a 4" x 4" concrete monument in place, said point being the point of beginning. From this beginning point proceed North 88° 12' 00" East along the North boundary of said Section 23, which is also the North boundary of the Northwest one-fourth of the Northwest one-fourth for a distance of 663.10 feet to a railroad rail in place being the Northeast corner of said quarter-quarter section; thence proceed South 00° 06' 04" West along the East boundary of said quarter-quarter section and along a yellow painted line for a distance of 1349.88 feet to a 2" pipe in place, said point being the Southeast corner of said quarter-quarter section; thence proceed South 89° 04' 29" West along the South boundary of said quarter-quarter section for a distance of 1318.04 feet (set ½" rebar CA-0114-LS), said point being the Southwest corner of Northwest one-fourth of the Northwest one-fourth of said Section 23 and also being the Southeast corner of the Northeast one-fourth of the Northeast one-fourth of Section 22, Township 21 South, Range 1 West; thence proceed South 88° 45' 24" West along the South boundary of said Northeast one-fourth of the Northeast one-fourth of Section 22 for a distance of 388.48 feet (set ½" rebar CA-0114-LS), said point being located on the Easterly right-of-way of Joiner Town Road; thence proceed North 25° 56' 00" West along the Easterly right-of-way of said road for a distance of 656.30 feet to its point of intersection with the Easterly right-of-way of Rocky Ridge Road; thence proceed North 25° 51' 57" East along the Easterly right-of-way of Rocky Ridge Road for a distance of 98.02 feet; thence proceed North 17° 49' 40" East along the Easterly right-of-way of said road for a distance of 50.60 feet; thence proceed North 10° 55' 48" East along the Easterly right-of-way of said road for a distance of 50.33 feet; thence proceed North 05° 31' 19" East along the Easterly right-of-way of said road for a distance of 58.81 feet to the P. C. of a concave curve left having an arc length of 307.58 feet and a radius of 1629.40 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 01° 57' 26" West, 307.12 feet to the P. T. of said curve; thence proceed North 07° 21' 54" West along the Easterly right-of-way of said road for a distance of 438.36 feet to the P. C. of a concave curve right having an arc length of 303.91 feet and a radius of 684.12 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 05° 21' 41" East, 301.41 feet to the P. T. of said curve; thence proceed North 18° 05' 15" East along the Easterly right-of-way of said road for a distance of 152.52 feet to the P. C. of a concave curve left having an arc length of 373.66 feet and a radius of 1031.30 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 07° 42' 29" East, 371.62 feet to the P. T. of said curve; thence proceed North 02° 40' 18" West along the Easterly right-of-way of said road for a distance of 85.18 feet to the P. C. of a

concave curve right having an arc length of 176.46 feet and a radius of 754.66 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 04° 01' 37" East, 176.06 feet to a capped rebar in place (RYS), said point being located on the North boundary of the Southeast one-fourth of the Southeast one-fourth of Section 15, Township 21 South, Range 1 West; thence proceed North 88° 24' 57" East along the North boundary of said Southeast one-fourth of the Southeast one-fourth of said Section 15 and along a yellow painted line for a distance of 434.07 feet to a capped rebar in place (RYS); thence proceed North 88° 22' 20" East along the North boundary of said Southeast one-fourth of the Southeast one-fourth of Section 15 and along the North boundary of the Southwest one-fourth of the Southwest one-fourth of Section 14, Township 21 South, Range 1 West and along a yellow painted line for a distance of 407.33 feet to a 2" pipe in place; thence proceed North 88° 47' 43" East along the North boundary of said Southwest one-fourth of the Southwest one-fourth of said Section 14 for a distance of 32.70 feet to a ½" rebar in place; thence proceed North 87° 36' 57" East along the North boundary of said quarter-quarter section and along a yellow painted line for a distance of 314.44 feet to a 4" x 4" concrete monument in place being the Northeast corner of the West one-half of said Southwest one-fourth of the Southwest one-fourth; thence proceed South 00° 12' 41" East along the East boundary of said West one-half of said quarter-quarter section and along a yellow painted line for a distance of 299.94 feet to a capped rebar in place (PLS #4848); thence proceed South 00° 11' 06" East along the East boundary of said West one-half of said quarter-quarter section and along a yellow painted line for a distance of 1028.92 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth of Section 23; the Northeast one-fourth of the Northeast one-fourth of Section 22; the Southeast one-fourth of the Southeast one-fourth of Section 15 and the Southwest one-fourth of the Southwest one-fourth of Section 14, all being in Township 21 South, Range 1 West, Shelby County, Alabama and contains 96.56 acres.

PARCEL NO. 2:

Commence at a 4" x 4" concrete monument in place being the Northwest corner of the Southeast one-fourth of the Southeast one-fourth of Section 15, Township 21 South, Range 1 West, Shelby County, Alabama, said point also being the point of beginning. From this beginning point proceed North 88° 24' 41" East along the North boundary of said quarter-quarter section and along a yellow painted line for a distance of 746.34 feet to a ½" rebar in place, said point being located on the Westerly right-of-way of Rocky Ridge Road; thence proceed Southwesterly along the Westerly right-of-way of said road and along the curvature of a concave curve left having an arc length of 177.12 feet and a radius of 814.75 feet for a chord bearing and distance of South 03° 33' 22" West, 176.77 feet to the P. T. of said curve; thence proceed South 02° 40' 18" East along the Westerly right-of-way of said road for a distance of 85.18 feet to the P. C. of a concave curve right having an arc length of 351.89 feet and a radius of 971.21 feet; thence proceed for a chord bearing and distance of South 07° 42' 29" West, 349.96 feet; thence proceed South 18° 05' 15" West along the Westerly right-of-way of said road for a distance of 152.52 feet to the P. C. of a concave curve left having an arc length of 330.60 feet and a radius of 744.21 feet for a chord bearing and distance of South 05° 21' 41" West, 327.89 feet to the P. T. of said curve; thence

proceed South 07° 21' 54" East along the Westerly right-of-way of said road for a distance of 438.36 feet to the P. C. of a concave curve right having an arc length of 295.16 feet and a radius of 1569.31 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 01° 58' 36" East, 294.72 feet to the P. T. of said curve; thence proceed South 05° 31' 19" West along the Westerly right-of-way of said road for a distance of 54.88 feet; thence proceed South 10° 55' 48" West along the Westerly right-of-way of said road for a distance of 43.87 feet; thence proceed South 17° 49' 40" West along the Westerly right-of-way of said road for a distance of 42.75 feet; thence proceed South 25° 51' 57" West along the Westerly right-of-way of said road for a distance of 46.51 feet to its point of intersection with the Easterly right-of-way of Joiner Town Road; thence proceed North 25° 56' 01" West along the Easterly right-of-way of said road for a distance of 243.27 feet to the P. C. of a concave curve left having an arc length of 772.98 feet and a radius of 1608.84 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 39° 41' 51" West, 765.57 feet to the P. T. of said curve; thence proceed North 53° 27' 42" West along the Easterly right-of-way of said road for a distance of 247.19 feet to the P. C. of a concave curve right having an arc length of 494.13 feet and a radius of 1803.90 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 45° 36' 52" West, 492.58 feet to the P. T. of said curve; thence proceed North 37° 46' 02" West along the Easterly right-of-way of said road for a distance of 293.65 feet to the P. C. of a concave curve left having an arc length of 525.19 feet and a radius of 1838.18 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 45° 57' 08" West, 523.40 feet to the P. T. of said curve; thence proceed North 54° 08' 14" West along the Easterly right-of-way of said road for a distance of 71.35 feet (set ½" rebar CA-0114-LS) to a point on the North boundary of the Southwest one-fourth of the Southeast one-fourth of Section 15; thence proceed North 88° 24' 41" East along the North boundary of said quarter-quarter section for a distance of 1126.81 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth and the Southwest one-fourth of the Southeast one-fourth of Section 15 and the Northeast one-fourth of the Northeast one-fourth of Section 22 all being in Township 21 South, Range 1 West, Shelby County, Alabama and contains 38.23 acres.

Allie S. Bayal