

Prepared By:  
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Womble Bond Dickinson (US) LLP  
One West Fourth Street  
Winston-Salem, NC 27101

**STATUTORY WARRANTY DEED**

NCS 1B9T

STATE OF ALABAMA           §  
  §  
COUNTY OF SHELBY       §

**THIS STATUTORY WARRANTY DEED** (this “**Deed**”), made as of the 15th day of November, 2022, between **JOHN HANCOCK LIFE INSURANCE COMPANY (U.S.A.)**, a Michigan corporation, successor by merger to JOHN HANCOCK LIFE INSURANCE COMPANY, a Massachusetts corporation, the address of which is c/o Manulife Investment Management Timberland and Agriculture Inc, 197 Clarendon Street, C-08-99, Boston, MA 02116 (“**Grantor**”) and **REDSTONE TIMBERCO LLC**, a Delaware limited liability company, the address of which is c/o Resource Management Service LLC, 31 Inverness Center Parkway, Suite 200, Birmingham, Alabama 35242 (“**Grantee**”).

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, the real property located in the County of Shelby, Alabama, as described on Exhibit A attached hereto and incorporated herein by reference for all purposes (the “**Land**”), together with (i) all timber growing, standing or lying thereon, (ii) all buildings thereon, and (iii) all roads, bridges and other improvements and fixtures thereon (collectively, the Land and items (i) through (iii), the “**Property**”). Grantor also hereby conveys and transfers unto the Grantee all other privileges, appurtenances, easements and other rights appertaining to the Property.

**TO HAVE AND TO HOLD**, the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, its successors and assigns, forever **IN FEE SIMPLE**.

This conveyance and the limited warranty of title set forth herein are made subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference for all purposes (collectively, the “**Permitted Encumbrances**”).

Except with respect to the Permitted Encumbrances, Grantor covenants with Grantee, its successors and assigns, that Grantor will forever warrant and defend said title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Grantor does hereby REMISE, RELEASE, QUITCLAIM, GRANT, SELL and CONVEY, without any warranty whatsoever, either express or implied, and without recourse against Grantor, unto the said Grantee all of Grantor’s right, title and interest, if any, in and to any (i) oil, gas and minerals located in, on or under the Land, (ii) biological sequestration rights on, above or under the Land, (iii) sand, clay, gravel and other aggregates of any kind or nature on the Land, (iii) subsurface water located under the Land, together with any royalty and other rights and interests related thereto, to have and to hold unto the said Grantee, its successors and assigns forever. Grantee acknowledges that Grantor makes no representation or

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warranty whatsoever as to Grantor's ownership or lack of ownership of any rights in and to items (i), (ii), (iii) or (iv) above.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

c/o Manulife Investment Management  
Timberland and Agriculture Inc  
197 Clarendon Street, C-08-99  
Boston, Massachusetts 02116

Grantee's Name and Mailing Address:

c/o Resource Management Service LLC  
31 Inverness Center Parkway, Suite 200  
Birmingham, Alabama 35242

Property Address: See Exhibit A

Purchase Price: \$8,305,881.20

The Purchase Price of the Property can be verified by the closing statement.

*[signature on following page]*

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**IN WITNESS WHEREOF**, Grantor has caused its duly authorized signatory to execute this  
 Deed as of this 8th day of November, 2022.

**JOHN HANCOCK LIFE INSURANCE COMPANY  
(U.S.A.)**

**By: Manulife Investment Management Timberland and Agriculture Inc, its Advisor**

By: [Signature]

Name: Derek K. Solmie

**Title: Director, Dispositions and Acquisitions**

[illegible]

I, CHARLOTTE H. NAIKER, a Notary Public in and for the State and County aforesaid, hereby certify that DEREK K. SOLMIE, whose name as Director, Dispositions and Acquisitions of Manulife Investment Management Timberland and Agriculture Inc, a Delaware corporation, on behalf of JOHN HANCOCK LIFE INSURANCE COMPANY (U.S.A.), a Michigan corporation, successor by merger to JOHN HANCOCK LIFE INSURANCE COMPANY, a Massachusetts corporation, as its Advisor, is signed to the foregoing Deed and who is known to me or has produced sufficient identification to me, acknowledged before me on this day that being informed of the contents of the foregoing Deed, he, as such Officer and with full authority, did execute the same voluntarily for and as the act of said corporation.

Given under my hand and official seal on this 28 day of November, 2022.

CHARLOTTE H WALKER  
Notary Public CHARLOTTE H WALKER

My commission expires: 12/10/2023

[Notary Seal]

Charlotte H. Walker, Notary Public  
Mecklenburg County, North Carolina  
My Commission Expires 12/10/2023

**Description of Property**

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

**Section 17, Township 21 South, Range 3 West**

South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$ , Less and except that part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  lying West of Shelby County Road 260;  
Southwest  $\frac{1}{4}$ ;

**Section 18, Township 21 South, Range 3 West**

South  $\frac{1}{2}$  of Section LESS AND EXCEPT the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  Less and Except the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ;

Northeast  $\frac{1}{4}$  Less and except that portion lying North of Shelby County Highway #260;

**Section 19, Township 21 South, Range 3 West**

South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ ;  
Southeast  $\frac{1}{4}$ ;  
East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ ;  
North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ ;  
West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ ;

Northwest  $\frac{1}{4}$  LESS AND EXCEPT a rectangular parcel of land lying in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 19, described as follows: Beginning at the northwest corner of said Section 19; thence in a southerly direction with a bearing of South 18 deg. 31 min. East a distance of 1120.1 feet to the point of beginning; thence in a westerly direction with a bearing of South 79 deg. 17 min. 30 sec. West a distance of 216.0 feet to a point thence in a southerly direction with a bearing of South 10 deg. 42 mins. 30 sec. East a distance of 276.0 feet to a point; thence in an easterly direction with a bearing of North 79 deg. 17 min. 30 sec. East a distance of 216.0 feet to a point; thence a northerly direction with a bearing of North 10 deg. 42 min. 30 sec. West a distance of 276.0 feet to the point of beginning.;

**Section 20, Township 21 South, Range 3 West**

South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ , Less and except that portion of the above described property conveyed to Trophy Development, L.L.C. by deed recorded in Instrument Number 20070329000141030 in the Probate Office of Shelby County, Alabama.;

Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;

South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ , Less and except that portion of the above described property conveyed to Trophy Development, L.L.C. by deed recorded in Instrument Number 20070329000141030 in the Probate Office of Shelby County, Alabama.;

Northwest  $\frac{1}{4}$ ;

Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;

Southwest  $\frac{1}{4}$ ;

**Section 29, Township 21 South, Range 3 West**



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Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;  
South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$ ;  
North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ ;  
North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$ ;  
Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ;  
Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$

**Section 30, Township 21 South, Range 3 West**

North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ ;  
Southeast  $\frac{1}{4}$ ;  
East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ ;  
Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ;  
South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ ;  
Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ;  
Northwest  $\frac{1}{4}$ ;

**Section 13, Township 21 South, Range 4 West**

Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  lying north of railroad right of way;

East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , lying north of railroad right of way;

South  $\frac{1}{2}$  of the Northwest; Less and except that portion conveyed to Jesse Creek Mining, LLC by Deed recorded in Instrument Number 20170601000191760 in the Probate Office of Shelby County, Alabama.

Northeast diagonal  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Less and except that portion conveyed to Jesse Creek Mining, LLC by deed recorded in Instrument Number 20170601000191760 in the Probate Office of Shelby County, Alabama.

**Section 14, Township 21 South, Range 4 West**

East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ , Less and except that portion conveyed to Jesse Creek Mining, LLC by deed recorded in Instrument Number 20170601000191760 in the Probate Office of Shelby County, Alabama.

**Section 24, Township 21 South, Range 4 West**

East  $\frac{1}{2}$  of Section, Less and except that portion conveyed to Southern Resource Reserve, LLC by deed recorded in Instrument Number 20091022000397260 in the Probate Office of Shelby County, Alabama.

**Section 25, Township 21 South, Range 4 West**

Northeast  $\frac{1}{4}$ , Less and except that portion conveyed to Hope Coal Co., Inc. by deed recorded in Instrument Number 2007052100023470 in the Probate Office of Shelby County, Alabama.;

Southeast  $\frac{1}{4}$ ;

Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; Less and except that portion conveyed to Hope Coal Co., Inc. by deed recorded in Instrument Number 20070521000234370 in the Probate Office of Shelby County, Alabama.

**Exhibit B to Statutory Warranty Deed**

**Permitted Exceptions**

Permitted Encumbrances

1. (a) all ad valorem property or other taxes (other than income taxes) not yet due and payable in respect of the Property for 2022 and all subsequent tax periods, (b) all other assessments and other charges of any kind or nature imposed upon or levied against or on account of the Property by any governmental authority having jurisdiction over the Property for 2022 and all subsequent tax periods, (c) any additional or supplemental taxes that may result from a reassessment of the Property for 2022 and all subsequent tax periods, and (d) any potential roll back, recapture or greenbelt type of taxes related to any agricultural, forest or open space exemption that is subject to recapture pursuant to applicable law arising from a change in use of the Property by Grantee or its successors or assigns or otherwise arising from the action or inaction of Grantee or its successors or assigns, including, without limitation, the failure to file any application for continuation of any land use, agricultural or deferred tax assessment or treatment.
2. All (i) previous recorded leases, reservations and conveyances of oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests and all reservations exceptions and conveyances of record of oil, gas, associated hydrocarbons, minerals and mineral substances, (ii) all other previously recorded rights to use the subsurface oil and gas reservoirs coal seams and other geological formations underneath the Property to inject, sequester and store carbon dioxide, together with liquids, gases, other vaporous, gaseous, solid or liquid substances previously reserved by Seller or its affiliates, and (iii) all other previously recorded rights to receive royalties from oil, gas or mineral rights previously conveyed by Seller or its affiliates.
3. All matters that would be revealed by a current, accurate survey or inspection of the Property that are not otherwise objected to by Purchaser.
4. Existing zoning and land use restrictions.
5. Riparian rights of others in and to any creeks, rivers, lakes or streams located on or adjoining the Property.
6. Existing road rights of way and the right of the public to use such roads.
7. Existing railroad rights of way and easements.
8. Existing utility easements and rights of way.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. 1997- 9552, Inst. # 2000-04452, Deed Book 179 page 456, Deed Book 184 page 127 and Deed Book 244 page 587, Deed Book 180 page 245 and Deed Book 193 page 370 in said Probate Office of Shelby County, Alabama.
10. Any existing rights of Alabama Power Company to Flood along Lay Lake or to flood land which may be entirely surrounded by waters of Coosa River or its tributaries.
11. Right of way to Cahaba Coal Mining as set out in Deed Book 12 page 64 and Deed Book 12 pages 64 and 53 in the Probate Office of Shelby County, Alabama.

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12. Right of way granted to Brierfield, Blockton & Birmingham Railway Company as set out in Deed Book 14, page 394, Deed Book 14, Page 225 and Deed Book 12, page 388, in the Probate Office of Shelby County, Alabama.
13. Less and except any part of subject properties lying within a railroad right of way.
14. Reservations of rights of way for South & North Alabama Railroad or L & N Railroad Company as set out in Deed Book 67 page 132 in the Probate Office of Shelby County, Alabama.
15. All existing, future or potential common law or statutory rights of access between the right(s)-of-way(s) of I-65 and subject property as conveyed and relinquished to the State of Alabama.
16. Underground Communications Line Easement granted to Level 3 Communications LLC by instrument dated December 9, 1999, and recorded as Inst. #2000-00007, in Probate Office of Shelby County, Alabama.
17. Non-exclusive easement to Harriet A. Randall as set out in Deed Book 294, page 570, in the Probate Office of Shelby County, Alabama.
18. Transmission Line Permit to Alabama Power Company as set out in Deed Book 102 page 297, Deed Book 109 page 354, Deed Book 60 page 335, Deed Book 76 pages 382 and 384, Deed Book 134 page 223, Deed Book 102 page 255, Deed Book 118 pages 489, and 490, Deed Book 199 page 427, Deed Book 134 page 264, and Deed Book 131 page 483 in the Probate Office of Shelby County, Alabama.
19. Right of way agreement between Coosa River Newsprint and Southern Electric Generating Company in Deed Book 196 page 16 in the Probate Office of Shelby County, Alabama.
20. Right of way granted to C. J. Simmons, trustee, as set out in Deed Book 32 page 368 in the Probate Office of Shelby County, Alabama.
21. Right of way granted to Southern Railway Company as set out in Deed Book 29 page 235, Deed Book 216 page 938, Deed Book 19 page 79, Deed Book 37 page 247, Deed Book 26 page 217, Deed Book 58, Page 661 and Deed Book 114, Page 278 in the Probate Office of Shelby County, Alabama.
22. Right of way granted to Montevallo Dogwood Coal Company as set out in Deed Book 32 page 366 in the Probate Office of Shelby County, Alabama.
23. Right of way granted to Shelby County as set out in Deed Book 152 page 174, Deed Book 174 page 118 and Deed Book 211 page 342 in the Probate Office of Shelby County, Alabama.
24. INTENTIONALLY DELETED.
25. Surface Use Agreement as described in Instrument No. 20070131000047500; Instrument No. 20070131000047490 and Instrument No. 20080917000369240 in the Probate Office of Shelby County, Alabama.
26. Grant of Easement to Geomet, Inc. as described in Instrument No. 20091214000456360 and Instrument No. 20091214000456320 in the Probate Office of Shelby County, Alabama.
27. Right of Way to Alabama Power Company and Southern Bell Telephone & Telegraph Company as recorded in Deed Book 195, Page 503 in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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*Allen S. Boyd*