

This Instrument Prepared by:

Alton B. Parker, Jr.  
Spain & Gillon, LLC  
505 20<sup>th</sup> Street N, Suite 1200  
Birmingham, Alabama 3520  
(205) 324-4100

Send Tax Notice to:

Karbon Holding Corp.  
c/o Justyna Regan  
Hinshaw & Culbertson LLP  
151 N. Franklin, Suite 2500  
Chicago, IL 60606

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, **KODIAK MINING COMPANY, LLC**, a Delaware limited liability company (the “Grantor”), in hand paid by **KARBON HOLDING CORP.**, a Delaware corporation (the “Grantee”), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain real estate, together with all the improvements thereon and the appurtenances thereunder (the “Property”), situated in Shelby County, Alabama, which is more particularly described on Exhibit A attached hereto.

Subject, however, to those matters set forth on Exhibit B attached hereto (the “Permitted Encumbrances”).

All of the consideration paid pursuant to this deed is being advanced pursuant to and secured by a purchase money mortgage recorded concurrently herewith.

**TO HAVE AND TO HOLD** the Property unto the Grantee and the Grantee’s heirs and assigns, forever.

**IN WITNESS WHEREOF**, Grantor has caused this Deed to be properly executed on this 27<sup>th</sup> day of October, 2023.

**GRANTOR:**

**KODIAK MINING COMPANY, LLC**  
a Delaware limited liability company

By: 

Name: Jerry C. Whitt

Its: President

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jerry C. Whitt, as President, of KODIAK MINING COMPANY, LLC, a Delaware limited liability company, whose name 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 officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

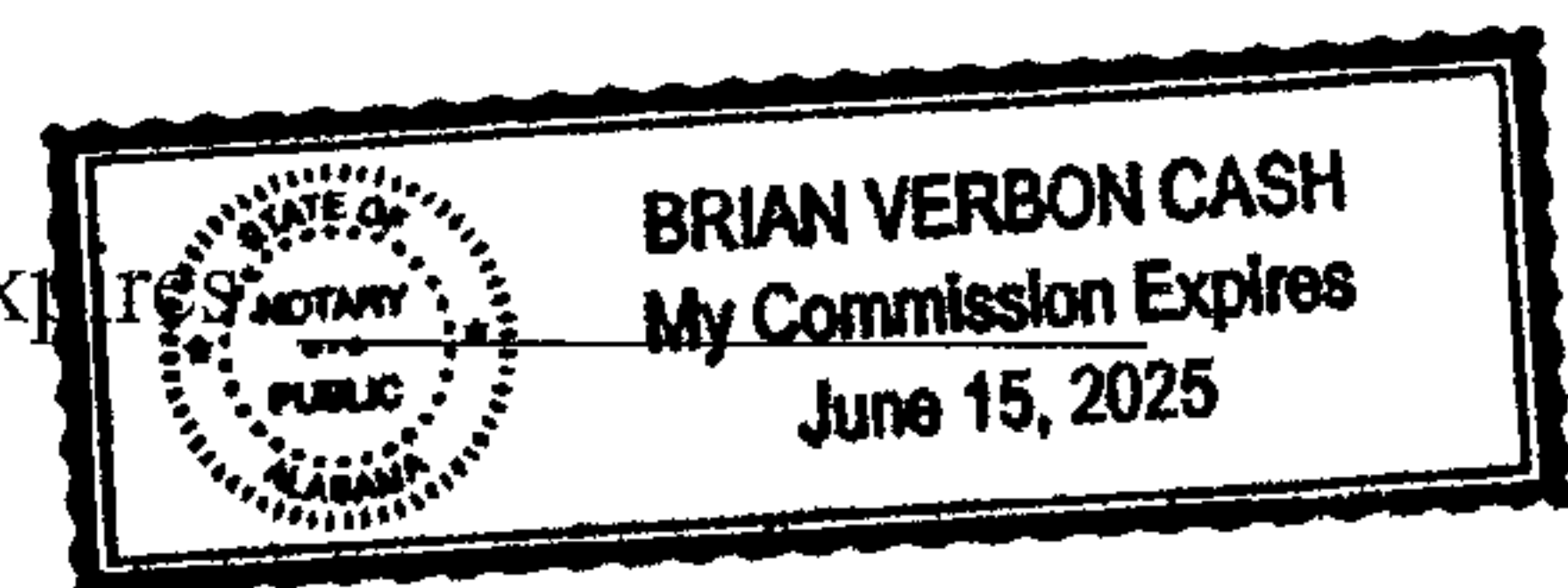
Given under my hand and official seal this 26<sup>th</sup> day of October, 2023.



Notary Public

(SEAL)

My Commission Expires



**EXHIBIT A**

**LEGAL DESCRIPTION**

Real property in the City of Alabama Township, County of Shelby, State of Alabama, described as follows:

**PARCEL I**

A TRACT OF LAND, SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 4 WEST OF THE HUNTSVILLE PRINCIPAL MERIDIAN, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 4 WEST; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID SECTION 180.22 FEET; THENCE TURNING AN ANGLE OF 50 DEGREES 31 MINUTES 33 SECONDS TO THE LEFT IN A SOUTHWESTERLY DIRECTION, 482.08 FEET TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE TURNING AN ANGLE OF 93 DEGREES 21 MINUTES 45 SECONDS TO THE LEFT IN A SOUTHEASTERLY DIRECTION 96.69 FEET; THENCE TURNING AN ANGLE OF 61 DEGREES 53 MINUTES 18 SECONDS TO THE RIGHT IN A SOUTHWESTERLY DIRECTION, 323.04 FEET; THENCE TURNING AN ANGLE OF 16 DEGREES 19 MINUTES 28 SECONDS TO THE RIGHT IN A SOUTHWESTERLY DIRECTION, 801.74 FEET; THENCE TURNING AN ANGLE OF 20 DEGREES 57 MINUTES 16 SECONDS TO THE RIGHT IN A SOUTHWESTERLY DIRECTION, 303.15 FEET; THENCE TURNING AN ANGLE OF 55 DEGREES 21 MINUTES 07 SECONDS TO THE RIGHT IN A NORTHWESTERLY DIRECTION 258.54 FEET; THENCE TURNING AN ANGLE OF 91 DEGREES 40 MINUTES 24 SECONDS TO THE RIGHT IN A NORTHEASTERLY DIRECTION, 535.80 FEET; THENCE TURNING AN ANGLE OF 7 DEGREES 42 MINUTES 34 SECONDS TO THE RIGHT IN A NORTHEASTERLY DIRECTION 122.28 FEET THENCE TURNING ON AN ANGLE OF 10 DEGREES 18 MINUTES 36 SECONDS TO THE RIGHT IN A NORTHEASTERLY DIRECTION 193.10 FEET; THENCE TURNING AN ANGLE OF 2 DEGREES 11 MINUTES 48 SECONDS TO THE RIGHT IN A NORTHEASTERLY DIRECTION, 191.47 FEET; THENCE TURNING AN ANGLE OF 6 DEGREES 59 MINUTES 06 SECONDS TO THE RIGHT IN A NORTHEASTERLY DIRECTION, 490.22 FEET; THENCE TURNING AN ANGLE OF 86 DEGREES 36 MINUTES 15 SECONDS TO THE RIGHT IN A SOUTHEASTERLY DIRECTION 121.64 FEET TO THE POINT OF BEGINNING.

**AS SURVEYED AS:**

Part of the East ½ of the NE ¼ of Section 29, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at a number 5 capped rebar stamped MCGEHEE ENG CA0440LS at the NE corner of said Section 29 and run N 89°49'48" W, along the North line of Section 29, 180.22 feet; thence S 39°39'08" W, 482.33 feet to the Point of Beginning of the herein described property; thence S 53°38'36" E, 96.69 feet to a number 5 capped rebar stamped USX 14979; thence S 8°14'42" W, 322.75 feet to a said USX capped rebar; thence S 24°34'54" W, 801.83 feet to a said USX capped rebar; thence S 45°32'10" W, 303.15 feet to a said MCGEHEE ENG capped rebar; thence N



79°07'34" W, 258.63 feet to a said USX capped rebar; thence N 12°34'40" E, 327.43 feet to a said USX capped rebar located on the South line of the NE ¼ of the NE ¼; thence N 12°33'35" E, 208.43 feet to a point; thence N 20°16'15" E, 122.28 feet to a point; thence N 30°34'51" E, 193.10 feet to a point; thence N 32°46'39" E, 191.47 feet to a point; thence N 39°46'17" E, 489.99 feet to a point; thence S 53°38'36" E, 100.00 feet to a said MCGEHEE ENG capped rebar; thence continue S 53°38'36" E, 21.64 feet to the Point of Beginning. Said described property contains 13.14 acres.

Said described property is the same as that recorded at deed reference instrument number 20051026000557940, Parcel 1, at the Office of the Judge of Probate, Shelby County, Alabama.

## PARCEL II

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 4 WEST; THENCE RUN NORTHWESTERLY 292.73 FEET ALONG THE NORTH LINE OF THE SOUTH DIAGONAL OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, TOWNSHIP 21 SOUTH, RANGE 4 WEST TO THE EAST RIGHT-OF-WAY LINE OF SOUTHERN RAILWAY COMPANY, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY 1,198.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, TOWNSHIP 21 SOUTH, RANGE 4 WEST; THENCE RUN SOUTHWESTERLY 933.19 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID SECTION 20, TOWNSHIP 21 SOUTH, RANGE 4 WEST; AND ALSO BEING ON THE NORTH LINE OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 4 WEST; THENCE RUN 1,361.87 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29, TOWNSHIP 21, SOUTH, RANGE 4 WEST; THENCE RUN EASTERLY 1,127.39 FEET ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29, TOWNSHIP 21 SOUTH, RANGE 4 WEST, TO A POINT ON THE WEST LINE OF A TRACT OF LAND QUITCLAIMED BY USX CORPORATION TO OAK MOUNTAIN ENERGY CORPORATION BY DEED DATED AUGUST 24, 1996; THENCE RUN NORTHEASTERLY ALONG THE WEST LINE OF SAID TRACT 208.38 FEET; THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 7 DEGREES 42 MINUTES 34 SECONDS AND RUN NORTHEASTERLY ALONG THE WEST LINE OF SAID TRACT 122.28 FEET; THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 10 DEGREES 18 MINUTES 36 SECONDS AND RUN NORTHEASTERLY ALONG THE WEST LINE OF SAID TRACT 193.10 FEET; THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 2 DEGREES 11 MINUTES 48 SECONDS AND RUN NORTHEASTERLY ALONG THE WEST LINE OF SAID TRACT 191.47 FEET THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 6 DEGREES 59 MINUTES 06 SECONDS AND RUN NORTHEASTERLY 490.22 FEET; THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 86 DEGREES 36 MINUTES 15 SECONDS AND RUN SOUTHEASTERLY 100 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTHERN RAILROAD COMPANY; THENCE RUN NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTHERN RAILWAY COMPANY 547.31 FEET TO THE POINT OF BEGINNING.

## AS SURVEYED AS:

Part of the North  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 29, and of the South  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 20, all in Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at a number 5 capped rebar stamped MCGEHEE ENG CA0440LS at the SE corner of said Section 20 and run N  $63^{\circ}29'40''$  W, along a diagonal line across the South  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , 292.73 feet to a said MCGEHEE ENG capped rebar on the old Easterly right-of-way of an abandoned railroad track being the Point of Beginning of the herein described property; thence continue N  $63^{\circ}29'40''$  W, along said diagonal line, 1198.36 feet to a said MCGEHEE ENG capped rebar at the NW corner of the South  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 20; thence S  $45^{\circ}01'44''$  W, along a diagonal line across the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 20, 933.19 feet to a number 5 capped rebar stamped USX 14979 at the SW corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence S  $13^{\circ}40'14''$  W, 1361.94 feet to a said USX capped rebar at the SW corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 29; thence S  $89^{\circ}50'02''$  E, along the South line of the North  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of said Section 29, 1127.42 feet to a said USX capped rebar located on the South line of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ ; thence N  $12^{\circ}33'35''$  E, 208.43 feet to a point; thence N  $20^{\circ}16'15''$  E, 122.28 feet to a point; thence N  $30^{\circ}34'51''$  E, 193.10 feet to a point; thence N  $32^{\circ}46'39''$  E, 191.47 feet to a point; thence N  $39^{\circ}46'17''$  E, 489.99 feet to a point; thence S  $53^{\circ}38'36''$  E, 100.00 feet to a said MCGEHEE ENG capped rebar at the old Easterly right-of-way of said abandoned railroad track; thence run 547.33 feet along the arc of a curve to the left, which has a radius of 2217.72 feet, and a chord bearing and distance of N  $26^{\circ}29'06''$  E, 545.94 feet to the Point of Beginning. Said described property contains 55.24 acres.

Said described property is the same as that recorded at deed reference instrument number 20051026000557940, Parcel 2, at the Office of the Judge of Probate, Shelby County, Alabama.

## PARCEL III

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 4 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 4 WEST; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 28 A DISTANCE OF 1760.98 FEET; THENCE TURN RIGHT 90 DEGREES 0 MINUTES 00 SECONDS AND RUN EASTERLY 1274.44 FEET TO THE POINT OF BEGINNING; THENCE TURN LEFT 78 DEGREES 39 MINUTES 30 SECONDS AND RUN NORTHEASTERLY 219.49 FEET; THENCE TURN RIGHT 89 DEGREES 59 MINUTE 56 SECONDS AND RUN SOUTHEASTERLY 87.15 FEET; THENCE TURN RIGHT 90 DEGREES 00 MINUTES 00 SECONDS AND RUN SOUTHWESTERLY 219.49 FEET; THENCE TURN RIGHT 90 DEGREES 00 MINUTES 19 SECONDS AND RUN NORTHWESTERLY 87.15 FEET TO THE POINT OF BEGINNING.

## AS SURVEYED AS:

Part of the North  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 28, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the SW corner of said Section 28 and run N  $0^{\circ}22'22''$  W, along the West line of Section 28, 1760.85 feet to a point; thence N  $89^{\circ}37'38''$  E, 1274.75 feet to a number 5 capped rebar stamped USX 14979, being the Point of Beginning of the herein described



property; thence N 10°59'18" E, 219.55 feet to a said USX capped rebar; thence S 78°59'24" E, 87.05 feet to a said USX capped rebar; thence S 10°57'45" W, 219.49 feet to a metal cotton picker spindle in a gravel access road; thence N 79°01'37" W, 87.15 feet to the Point of Beginning. Said described property contains 0.44 acres.

Said described property is the same as that recorded at deed reference instrument number 20051026000557940, Parcel 3, at the Office of the Judge of Probate, Shelby County, Alabama.

#### PARCEL IV

A TRACT OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 4 WEST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 4 WEST; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 28 A DISTANCE OF 3388.73 FEET; THENCE TURN RIGHT 90 DEGREES AND RUN EASTERLY A DISTANCE OF 1942.04 FEET TO THE POINT OF BEGINNING; THENCE TURN LEFT 48 DEGREES 49 MINUTES 55 SECONDS AND RUN NORTHEASTERLY A DISTANCE OF 189.06 FEET; THENCE TURN RIGHT 72 DEGREES 12 MINUTES 18 SECONDS AND RUN SOUTHEASTERLY A DISTANCE OF 203.99 FEET; THENCE TURN RIGHT 90 DEGREES 42 MINUTES 46 SECONDS AND RUN SOUTHWESTERLY A DISTANCE OF 200.80 FEET; THENCE TURN RIGHT 93 DEGREES 52 MINUTES 03 SECONDS AND RUN NORTHWESTERLY A DISTANCE OF 260.10 FEET TO THE POINT OF BEGINNING.

#### AS SURVEYED AS:

Part of the SE ¼ of the NW ¼ of Section 28, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the SW corner of said Section 28 and run N 0°22'22" W, along the West line of Section 28, 3388.25 feet to a point; thence N 89°37'38" E, 1942.99 feet to a number 5 capped rebar stamped USX 14979, being the Point of Beginning of the herein described property; thence N 40°45'11" E, 189.25 feet to a said USX capped rebar; thence S 66°57'46" E, 203.91 feet to a said USX capped rebar; thence S 23°42'49" W, 200.84 feet to a said USX capped rebar; thence N 62°25'39" W, 259.94 feet to the Point of Beginning. Said described property contains 1.02 acres.

Said described property is the same as that recorded at deed reference instrument number 20051026000557940, Parcel 3, at the Office of the Judge of Probate, Shelby County, Alabama.

#### PARCEL V

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 4 WEST AND ALSO IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 4 WEST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 4 WEST; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 21, 890.01 FEET TO THE POINT OF BEGINNING; THENCE TURN LEFT 88 DEGREES 31 MINUTES 17 SECONDS AND RUN

WESTERLY 103.06 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOUTHERN RAILROAD; THENCE TURN RIGHT 107 DEGREES 37 MINUTES 39 SECONDS AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY 708.44 FEET; THENCE TURN 90 DEGREES AND RUN SOUTHEASTERLY 184.26 FEET; THENCE TURN RIGHT 30 DEGREES 13 MINUTES 17 SECONDS AND RUN SOUTHEASTERLY 226.97 FEET; THENCE TURN RIGHT 33 DEGREES 50 MINUTES 13 SECONDS AND RUN SOUTHEASTERLY 144.96 FEET; THENCE TURN LEFT 0 DEGREES 19 MINUTES 22 SECONDS AND RUN SOUTHEASTERLY 192.25 FEET; THENCE TURN RIGHT 107 DEGREES 11 MINUTES 36 SECONDS AND RUN NORTHWESTERLY 96.36 FEET; THENCE TURN LEFT 45 DEGREES 53 MINUTES 31 SECONDS AND RUN SOUTHWESTERLY 217.55 FEET; THENCE TURN RIGHT 37 DEGREES 20 MINUTES 08 SECONDS AND RUN WESTERLY 220.97 FEET TO THE POINT OF BEGINNING.

AS SURVEYED AS:

Part of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 20, and of the West  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 21, all in Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at a number 5 capped rebar stamped MCGEHEE ENG CA0440LS at the SW corner of said Section 21 and run N  $0^{\circ}24'13''$  W, along the West line of said Section 21, 889.49 feet to the Point of Beginning of the herein described property; thence N  $88^{\circ}46'49''$  W, into said Section 20, 101.40 feet to a number 5 capped rebar stamped USX 14979 on the Westerly right-of-way of an old abandoned railroad track; thence N  $18^{\circ}46'10''$  E, along said right-of-way and into said Section 21, 708.35 feet to a said USX capped rebar; thence S  $71^{\circ}11'53''$  E, 184.26 feet to a railroad spike in County Road 270; thence S  $41^{\circ}10'55''$  E, 226.97 feet to a said USX capped rebar; thence S  $6^{\circ}56'33''$  E, 145.34 feet to a said USX capped rebar; thence S  $7^{\circ}28'19''$  E, 192.24 feet to a said USX capped rebar; thence N  $80^{\circ}19'25''$  W, 96.38 feet to a said USX capped rebar; thence S  $53^{\circ}43'54''$  W, 217.55 feet to a railroad spike in a gravel access road; thence N  $88^{\circ}46'49''$  W, 222.63 feet to the Point of Beginning. Said described property contains 5.94 acres, less and except that part of the County maintained prescriptive right-of-way of Shelby County Road 270 which runs through said described property.

Said described property is the same as that recorded at deed reference instrument number 20051026000557940, Parcel 5, at the Office of the Judge of Probate, Shelby County, Alabama.

**EXHIBIT B****PERMITTED ENCUMBRANCES**

1. Ad valorem taxes for 2023, due and payable October 1, 2023, but not delinquent until December 31, 2023, and for subsequent years.
2. Title to all minerals within and underlying the premises, together with all mineral rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Instrument #2004-14856 and Instrument #2004-14857.
3. Title to all minerals within and underlying the premises, together with all mineral rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Instrument #1996-21551. (as to Parcel I)
4. Title to all minerals within and underlying the premises, together with all mineral rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Instrument #1997-18712 and corrected by Instrument #2004-1730. (as to Parcel II)
5. Agreement with Respect to Surface and Subsurface Uses between United States Steel Corporation and RGGGS Land and Minerals, LTD., L.P. as recorded in Instrument #2004-14860.
6. Title to all minerals within and underlying the premises, together with all mineral rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Instrument #2004-67584 and Instrument #2005-354. (as to Parcels III, IV and V)
7. Hunting Agreement dated May 8, 1996 between USX Corporation and State of Alabama Department of Conservation and Natural Resources. (as to Parcels III, IV and V)
8. Terms and Conditions of that Coal Seam Gas Lease, dated April 9, 2002, between United States Steel Corporation and Geomet, Inc., as set out in Memorandum of Lease recorded in Instrument #2002-29918 and notice of extension in Instrument #2004-22412 and Fourth Amendment recorded in Instrument #2005-26637 and Instrument #2005-26638. Notice of Extension recorded in Instrument #20130410000147990. Ratification recorded in Instrument #20131105000436370.
9. Memorandum of Lease as recorded in Instrument #2005-55795 together with Assignment and Assumption of Coal Mining Lease as recorded in Instrument #2005-55796.
10. Royalty Rights Agreement by and between Kodiak Mining Company, LLC and Tacoa Minerals, LLC, as recorded in Instrument Nos. 2005-55798 and 20060302000098840; Collateral Assignment of Royalty Rights Agreement recorded in Instrument No. 20060711000330690.



11. Terms, conditions, restrictions, easements, and right of ways contained in that certain surface Use Agreement by and between Kodiak Mining Company, L.L.C. and Geomet, Inc. recorded in Instrument No. 20060510000220530



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/03/2023 01:08:56 PM  
 \$1069.00 PAYGE  
 20231103000324390

*Allie S. Byrd*

### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Kodiak Mining Company</u>	Grantee's Name	<u>Karbon Holding Corp.</u>
Mailing Address	<u>3049 Massey Road</u> <u>Vestavia Hills AL 35216</u>	Mailing Address	<u>c/o Justyna Regan</u> <u>Hinshaw &amp; Culbertson LLP</u> <u>151 N. Franklin, Suite 2500</u> <u>Chicago IL 60606</u>
Property Address	<u>Vacant Land, Alabama</u> <u>Twp., Shelby County,</u> <u>AL (see legal</u> <u>attached)</u>	Date of Sale	<u>10 / 27 / 2023</u>
		Total Purchase Price \$	<u>1,020,000.00</u>
		or	
		Actual Value \$	<u></u>
		or	
		Assessor's Market Value \$	<u></u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-28-23

Print Jessie C. Whitt

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1