

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS: that in consideration of Three Million Three Hundred Twenty Thousand and No/100 Dollars (\$3,320,000.00) 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 1st day of ~~November~~ 2023.

December

EBSCO Industries, Inc., a Delaware corporation

By: Brooks Knapp
Brooks Knapp, Vice President

STATE OF ALABAMA }
Shelby 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 1st day of December 2023.

Mary E. Pharris
NOTARY PUBLIC
Commission expires: _____

**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**

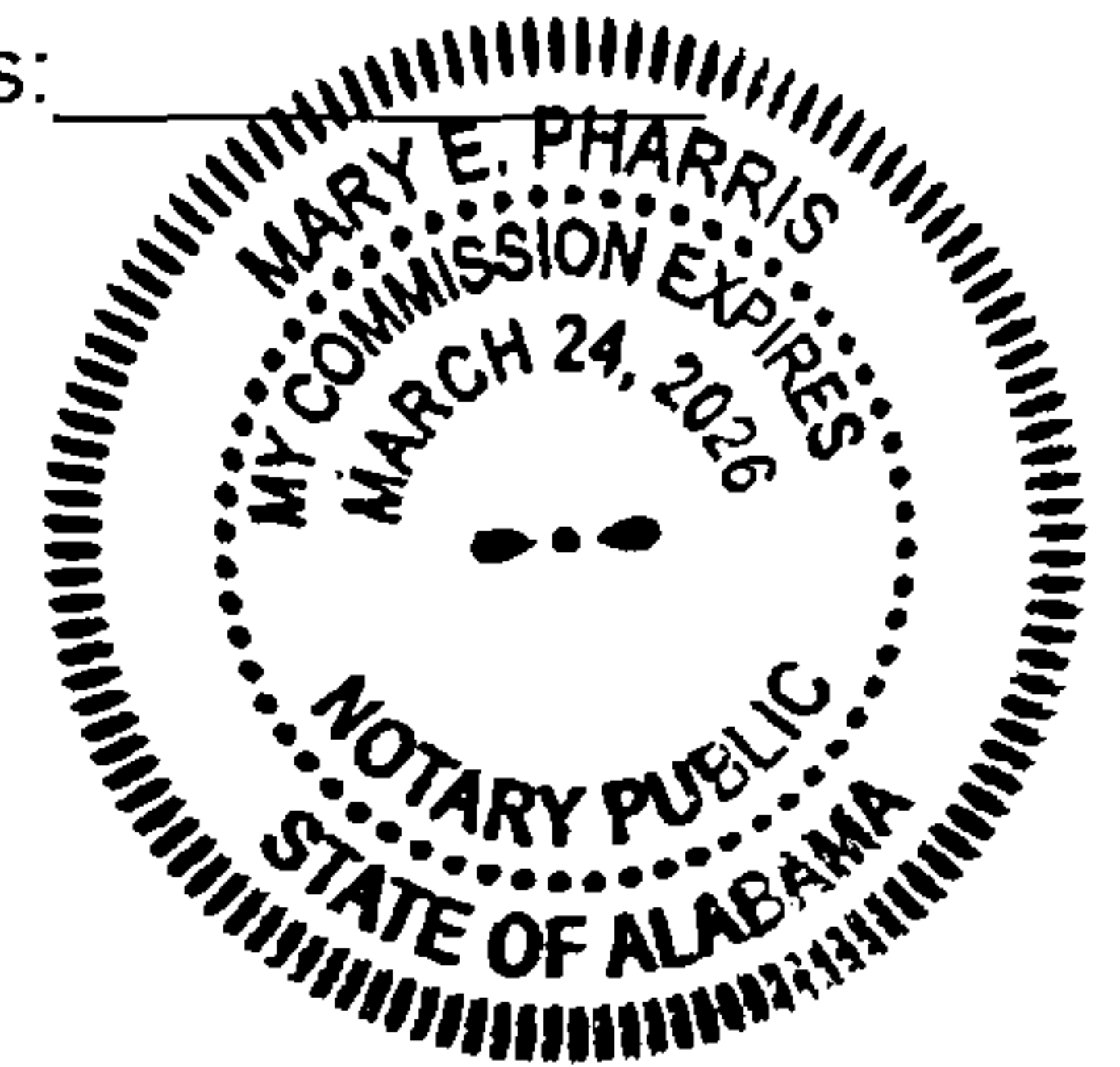


EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED M FOLLOWS:

A tract of land located In Sections 29, 30, and 31, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at the Northeast corner of Section 31, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a Southerly direction along the East line of said Section 31 a distance of 947.93 feet to a point on the Northerly Right-of-Way of Shelby County Highway #11; thence turn an interior angle of $123^{\circ}50'53''$ and run in a Southwesterly direction along said Right-of-Way a distance of 3283.49 feet to a point of intersection of said Right-of-Way with the South line of the Northwest quarter of said Section 31; thence turn an interior angle of $147^{\circ}54'59''$ and leaving said Right-of-Way run in a Westerly direction along said South quarter Section line a distance of 2595.57 feet to a point on the West line of said Section 31; thence turn an interior angle of $89^{\circ}08'00''$ and run in a Northerly direction along the West line of said Section 31 a distance of 640.08 feet to a point on the Southerly Right-of-Way of the Seaboard Coast Line Railroad; thence turn an interior angle of $123^{\circ}49'31''$ and run in a Northeasterly direction along the Southeast line of said Right-of-Way a distance of 2285.80 feet to the POC of a curve to the left having a central angle of $7^{\circ}05'57''$ and a radius of 5779.65 feet; thence run in a Northeasterly direction along the arc of said curve to the left and along said Right-of-Way a distance of 716.12 feet to the POT of said curve; thence continue in a Northeasterly direction along said Right-of-Way and into Section 30, Township 19 South, Range 1 West a distance of 1644.31 feet to the POC of a curve to the right having a central angle of $15^{\circ}38'13''$ and a radius of 5679.65 feet; thence run in a Northeasterly direction along the arc of said curve to the right and along said Right-of-Way a distance of 1550.06 feet to the POT of said curve; thence continue in a Northeasterly direction along said Right-of-Way and into Section 29, Township 19 South, Range 1 West a distance of 1828.32 feet to the POC of a curve to the right having a central angle of $2^{\circ}39'06''$ and a radius of 1096.28 feet; thence run in a Northeasterly direction along the arc of said curve to the right and along said Right-of-Way a distance of 50.73 feet to a point of intersection of said Right-of-Way with the Easterly line of the Northwest quarter of the Southwest quarter of Section 29, Township 19 South, Range 1 West; thence turn an interior angle of $66^{\circ}54'28''$ (angle measured from tangent) and leaving said Right-of-Way run in a Southerly direction along said quarter-quarter Section line a distance of 982.03 feet to a point; thence turn an interior angle of $90^{\circ}39'22''$ and run in a Westerly direction along the South line of said quarter-quarter Section a distance of 1321.65 feet to a point on the East line of Section 30, Township 19 South, Range 1 West; thence run in a Southerly direction along the East line of said Section 30 a distance of 1310.08 feet to the Northeast corner of Section 31, Township 19 South, Range 1 West and the POINT OF BEGINNING.

EXHIBIT B - PERMITTED ENCUMBRANCES

1. All taxes and assessments for the 2023 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. Right of Way granted to Alabama Power Company as recorded in Real 216, page 607; Real 238, pages 405 and 409; Containment Agreement recording Alabama Power Company recorded in Instrument 1996-7075; Right of Way recorded in Instrument 20220509000189310 in the Probate Office of Shelby County, Alabama.
5. Less and except any portion of subject property lying with a public/private road or road right of way.
6. Less and except any portion of subject property lying within a railroad right of way.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2023 10:42:14 AM
\$32.00 PAYGE
20231201000347550

Allie S. Bayl