

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Lhoist North America of Alabama, LLC
5600 Clearford Main Street, Suite 300
Fort Worth, TX 76109

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby } Know All Men by These Presents:

That in consideration of the sum of **Four Million Four Hundred Ninety Thousand Four Hundred Seven Dollars and Forty Eight Cents (\$4,490,407.48)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The John Cecil Patterson Testamentary Trust created under the Last Will and Testament of John Cecil Patterson dated September 27, 2014, as to Parcel 1 and Camille Patterson Elliott, a married woman, as to Parcel II,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lhoist North America of Alabama, LLC, an Alabama Limited Liability Company,** (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

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of Jan, 2024.

THE JOHN CECIL PATTERSON TESTAMENTARY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF JOHN CECIL PATTERSON DATED SEPTEMBER 27, 2014

Camille Patterson Elliott
Camille Patterson Elliott

Camille Patterson Elliott
Camille Patterson Elliott
Trustee

State of Alabama
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Camille Patterson Elliott as Trustee of The John Cecil Patterson Testamentary Trust created under the Last Will and Testament of John Cecil Patterson dated September 27, 2014, as to Parcel I and Camille Patterson Elliott, as to Parcel II, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of January, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

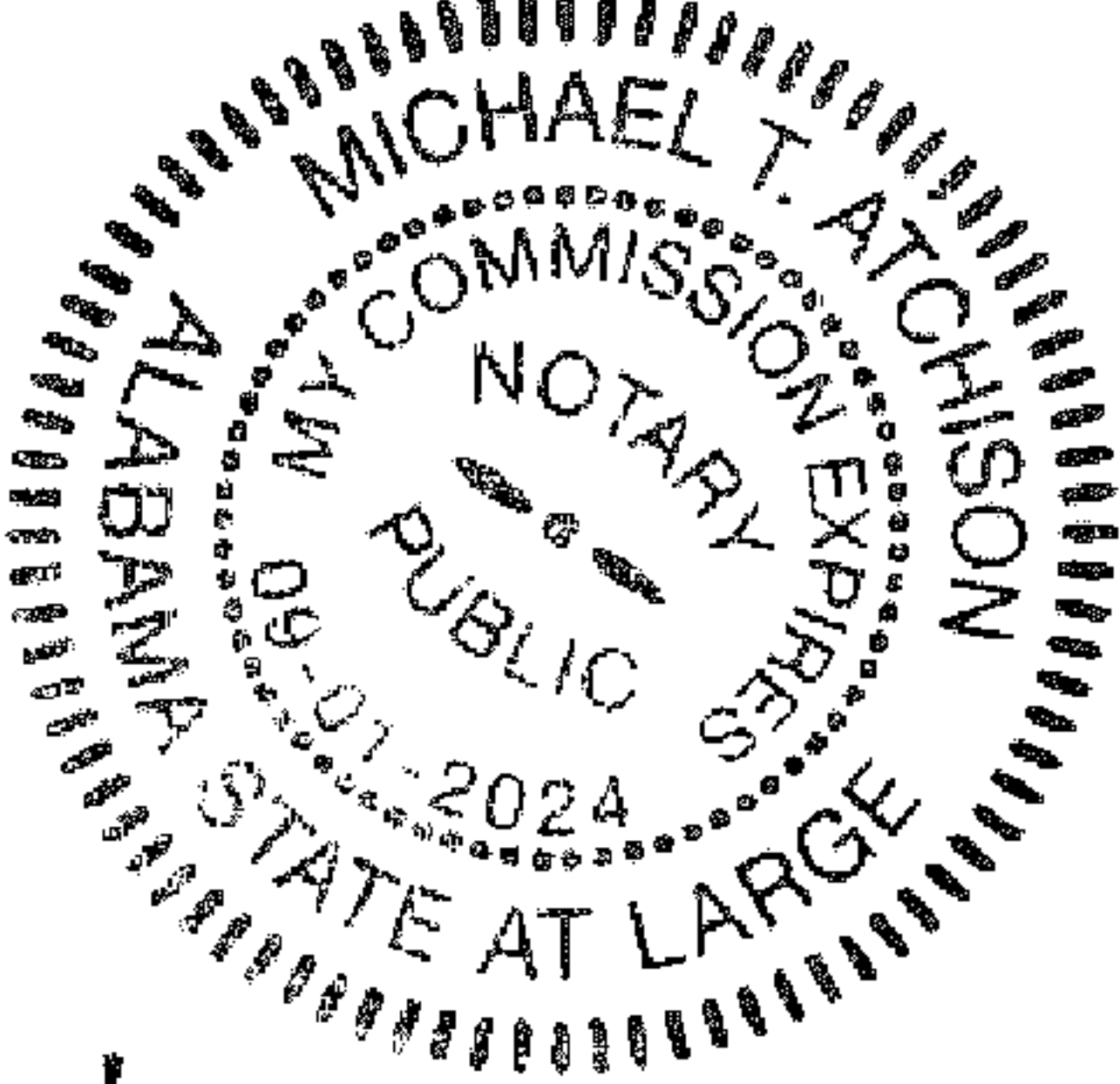


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Begin at the NE corner of the SE 1/4 of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 4 degrees 45 minutes 49 seconds East along the East line of said 1/4-1/4 Section for a distance of 669.23 feet; thence South 87 degrees 00 minutes 06 seconds West for a distance of 2,488.21 feet; thence North 3 degrees 14 minutes 33 seconds West for a distance of 658.40 feet; thence South 86 degrees 45 minutes 27 seconds West for a distance of 757.13 feet to the Easterly right of way of U.S. Highway #31; thence North 19 degrees 10 minutes 39 seconds West along said right of way for a distance of 1,231.03 feet; thence North 74 degrees 51 minutes 36 seconds East for a distance of 1,408.09 feet; thence South 15 degrees 08 minutes 24 seconds East for a distance of 58.20 feet; thence North 75 degrees 46 minutes 47 seconds East for a distance of 980.08 feet; thence South 12 degrees 28 minutes 27 seconds East along th East line of property formerly belonging to S.J. Jackson for a distance of 1,653.54 feet to the SE corner of said Jackson property, said point also being the SW corner of U.S. Pipe & Foundry property; thence North 86 degrees 49 minutes 51 seconds East along the South line of said U.S. Pipe & Foundry property for a distance of 953.08 feet to the point of beginning.

LESS AND EXCEPT that property conveyed to Lhoist North America of Alabama, LLC, by the The Estate of John Cecil Patterson by deed recorded in Instrument #20150326000094660, dated March 24, 2015, being more particularly described as follows:

PARCEL A:

A parcel of land situated in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:
Begin at a 3-inch capped pipe at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 33 and run South 00 degrees 06 minutes 23 seconds West along the East boundary thereof, 672.89 feet to a 5/8-inch capped rebar (PERC 16689); thence North 88 degrees 02 minutes 13 seconds West, 1106.54 feet to a 5/8-inch capped rebar (PERC 16689); thence North 04 degrees 04 minutes 19 seconds West, 1974.36 feet to a 5/8-inch capped rebar (PERC 16689); thence North 12 degrees 26 minutes 22 seconds West, 281.70 feet to a 5/8-inch capped rebar (PERC 16689); thence North 80 degrees 31 minutes 05 seconds East, 196.80 feet to a 5/8-inch capped rebar (PERC 16689); thence South 12 degrees 13 minutes 55 seconds East, 275.13 feet to a 3-inch capped pipe on the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 33; thence South 4 degrees 21 minutes 07 seconds East, 1352.64 feet to a 3-inch capped pipe on the North boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 33; thence South 88 degrees 32 minutes 37 seconds East along the North boundary thereof, 953.38 feet to the point of beginning.

PARCEL B:

A parcel of land situated in the Southeast 14 of the Northeast 1/4 of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:
Begin at 3-inch capped pipe at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 and run North 88 degrees 32 minutes 27 seconds West along the South boundary thereof, 953.38 feet to a 3-inch capped pipe and the point of beginning; thence North 04 degrees 21 minutes 07 seconds West, 1,352.64 feet to a 3-inch capped pipe on the North boundary line of said Southeast 1/4 of the Northeast 1/4; thence South 16 degrees 00 minutes 35 seconds East, 395.34 feet to a 5/8-inch capped rebar (PERC 16689); thence South 15 degrees 46 minutes 51 seconds 238.56 feet to a 5/8-inch capped rebar (PERC 16689); thence South 13 degrees 43 minutes 11 seconds East 176.67 feet to a 5/8-inch capped rebar (PERC 16689); thence South 11 degrees 16 minutes 40 seconds West, 578.70 feet to the point of beginning.

PARCEL II:

A parcel of land situated in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 33, Township 21 South, Range 2 West, being more particularly described as follows:
Commence at the NE corner of the SE 1/4 of Section 33, Township 21 South, Range 2 West; run thence in a Westerly direction along the center line of Section 33 for a distance of 2,460.44 feet to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 757.13 feet to a point on the Northeasterly right of way line of U.S. Highway No. 31; thence turn an angle to the left of 106 degrees 00 minutes 48 seconds and run in a Southeasterly direction along the Northeasterly right of way line of U.S. Highway No. 31 for a distance of 682.46 feet; thence turn an angle to the left of 73 degrees 44 mintues 33 seconds and run in an Easterly direction for a distance of 568.87 feet; thence turn an angle to the left of 90 degrees 14 minutes 39 seconds and run in a Northerly direction for a distance of 658.40 feet to the point of beginning. Being situated in Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name The John Cecil Patterson Testamentary Trust created under the Last Will and Testament of John Cecil Patterson dated September 27, 2014 Camille Patterson Elliott <hr/> Mailing Address <u>3324 Burning Tree Dr</u> <u>Wooon, 5800, 35226</u> <hr/> Property Address <u>0 Hwy 31</u> <u>Calera, AL 35040</u> <hr/>	Grantee's Name Lhoist North America of Alabama, LLC <hr/> Mailing Address <u>5600 Clearford Main Street, Suite</u> <u>300</u> <u>Fort Worth, TX 76109</u> <hr/> Date of Sale <u>January 18, 2024</u> Total Purchase Price <u>\$4,490,407.48</u> <hr/> or Actual Value _____ <hr/> or Assessor's Market Value _____ <hr/>
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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)

<input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement	<input type="checkbox"/> Appraisal <input type="checkbox"/> Other
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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 of 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 January 10, 2024

Print The John Cecil Patterson Testamentary Trust
 created under the Last Will and Testament of John

Form RT-1

Cecil Patterson dated September 27, 2014

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/18/2024 12:38:10 PM
\$4522.50 BRITTANI
20240118000013880

Allen S. Bayl

Form RT-1