

This Instrument was Prepared by:

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

File No.: MV-23-29558

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

WARRANTY DEED

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

That in consideration of the sum of **One Million Six Hundred Fifty Five Thousand Forty Three Dollars and Fifty Seven Cents (\$1,655,043.57)**, 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, **Estate of Myrtice Evelyn Welch AKA Myrtice Woodard Welch, Probate Case No. 19BHM01701, Jefferson County, Alabama**, (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

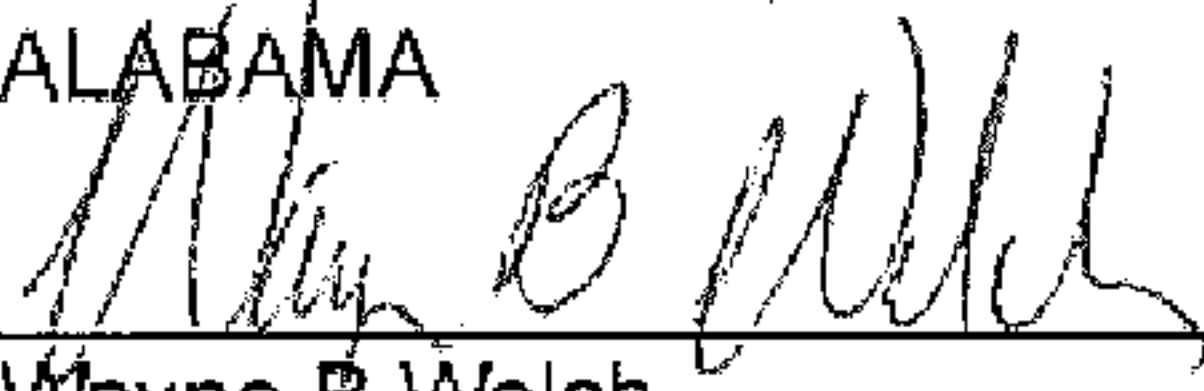
Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

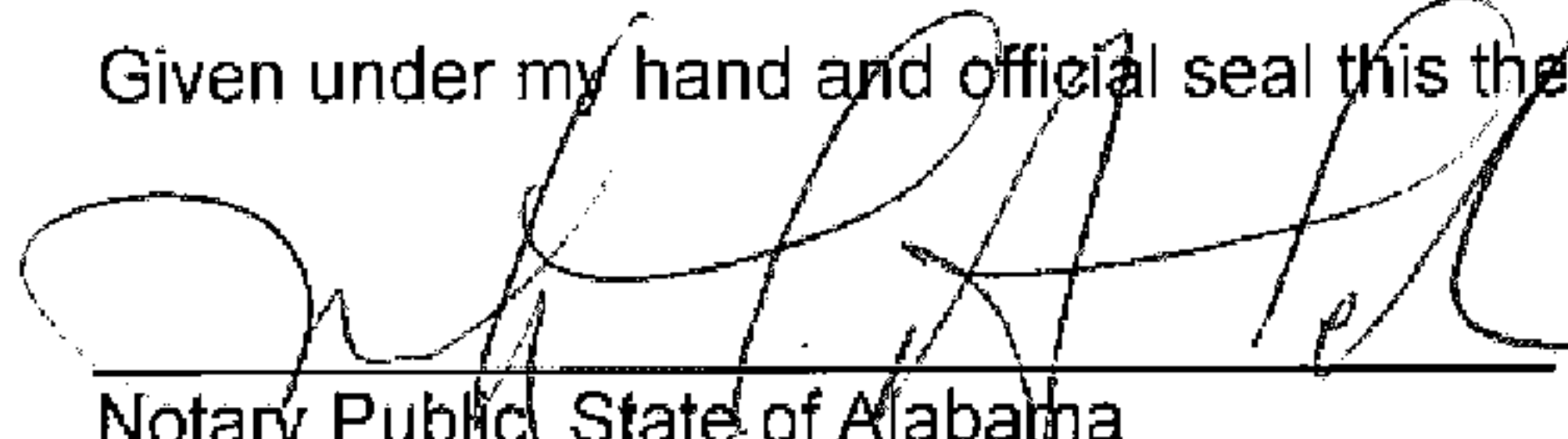
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of January, 2024.

ESTATE OF MYRTICE EVELYN WELCH AKA
MYRTICE WOODARD WELCH, PROBATE CASE
NO. 19BHM01701, JEFFERSON COUNTY,
ALABAMA

Wayne B Welch
Personal Representative

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 Wayne B. Welch as Personal Representative of The Estate of Myrtice Evelyn Welch AKA Myrtice Woodard Welch, Probate Case No. 19BHM01701, Jefferson County, Alabama, 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


Notary Public, State of Alabama

My Commission Expires: 9-1-24

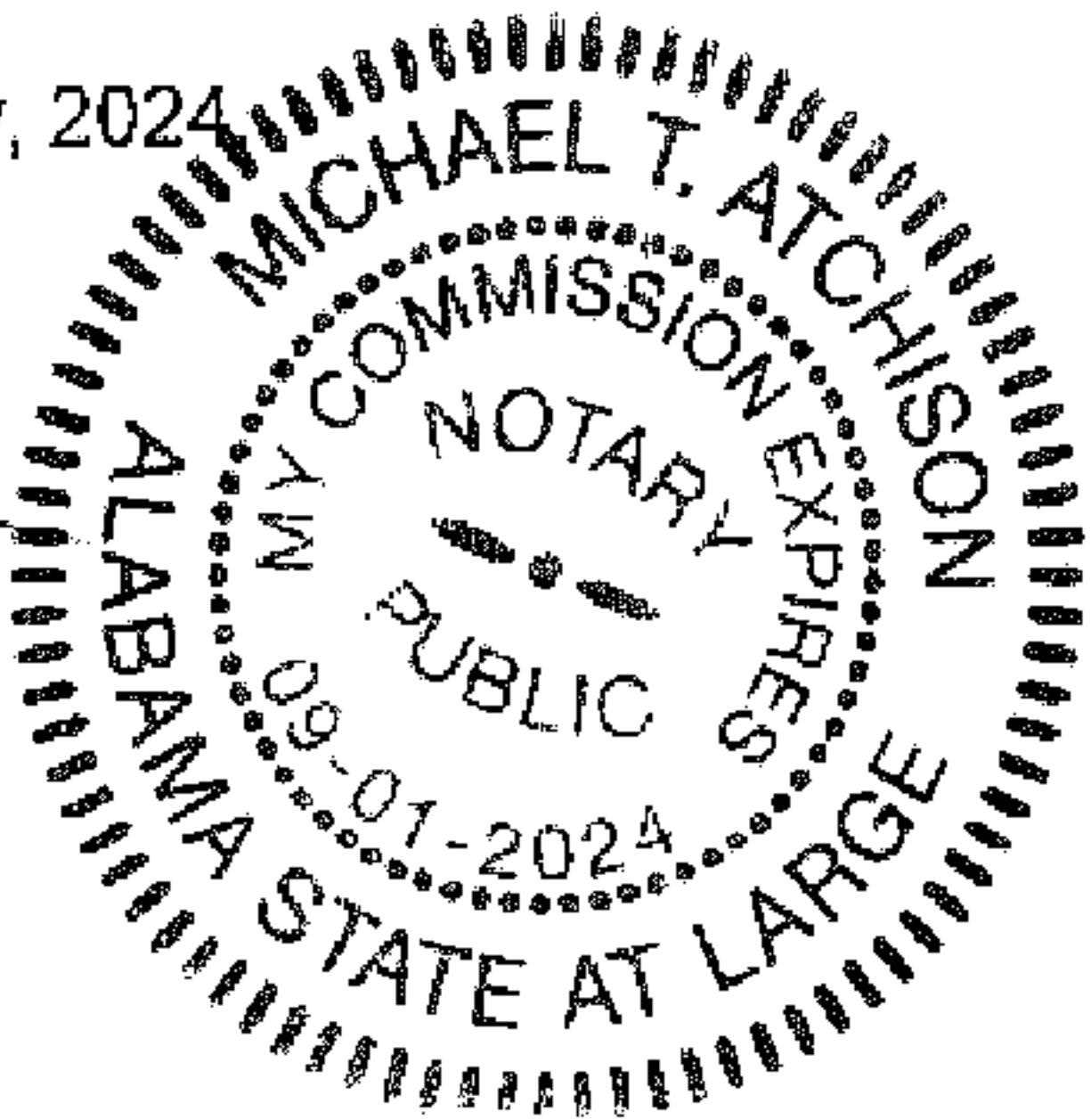


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the North Half of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of Section 33, Township 21 South, Range 2 West; thence run North 88 degrees 42 minutes 39 seconds West along the North line of said 1/4 Section for 1,356.82 feet to a point on the Easterly right of way line of U.S. Highway No. 31; thence run South 19 degrees 57 minutes 39 seconds East along said right of way for 688.25 feet; thence run South 20 degrees 35 minutes 23 seconds East along said road right of way 156.03 feet to the point of beginning of the tract of land herein described; thence run South 19 degrees 57 minutes 39 seconds East along said road right of way for 92.71 feet to a curve to the right having a radius of 6,779.65 feet and a central angle of 03 degrees 49 minutes 58 seconds; thence run Southerly along the arc and said road right of way a distance of 386.64 feet; thence run South 16 degrees 07 minutes 40 seconds East along said road right of way for 204.90 feet to a curve to the right having a radius of 5,779.65 feet and a central angle of 00 degrees 46 minutes 17 seconds; thence run Southerly along the arc and said road right of way a distance of 77.81 feet; thence run North 79 degrees 36 minutes 31 seconds East for 1,397.32 feet; thence run South 10 degrees 37 minutes 50 seconds East for 58.00 feet; thence run North 80 degrees 31 minutes 08 seconds East for 928.85 feet; thence run North 07 degrees 44 minutes 51 seconds West for 699.38 feet; thence run South 79 degrees 34 minutes 34 seconds West for 1,390.14 feet; thence run South 83 degrees 59 minutes 51 seconds West for 622.48 feet; thence run North 06 degrees 00 minutes 09 seconds West for 49.00 feet; thence run South 83 degrees 59 minutes 51 seconds West for 448.45 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/18/2024 01:15:07 PM
\$1683.50 BRITTANI
20240118000014030

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Myrtice Evelyn Welch AKA Myrtice Woodard Welch, Probate Case No. 19BHM01701, Jefferson County, Alabama	Grantee's Name	Lhoist North America of Alabama, LLC
Mailing Address	c/o Leitman-Periman, Inc., P.O. Box 11086 Birmingham, AL 35202	Mailing Address	5600 Clearfork Main Street, Suite 300 Fort Worth, TX 76109
Property Address	0 Hwy 31 Calera, AL 35040	Date of Sale	January 18, 2024
		Total Purchase Price	\$1,655,043.57
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 Estate of Myrtice Evelyn Welch AKA Myrtice
 Woodard Welch, Probate Case No. 19BHM01701,
 Jefferson County, Alabama

Myrtice B. Welch
Grantor

Form RT-1