

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of **Three Million Five Hundred Four Thousand, Six Hundred and 00/100 Dollars (\$3,504,600.00)** as verified by a purchase and sale agreement between grantor and grantee, and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, **The Westervelt Company, a Delaware corporation** (hereinafter referred to as “Grantor”), do hereby grant, bargain, sell and convey unto the **State of Alabama, Department of Conservation and Natural Resources, a body politic** (hereinafter referred to as “Grantee”), its successors and assigns, the following-described real estate situated in the County of Shelby and the State of Alabama, to wit:

PARCEL I:

East Half of NE 1/4; East Half of SE 1/4; SW 1/4 of SE 1/4; East Half of SW 1/4; and NW 1/4 of SW 1/4, Section 3, Township 22 South, Range 1 West, Shelby County, Alabama.

PARCEL II:

West Half of SE 1/4; East Half of East Half of East Half of SW 1/4, Section 34, Township 21 South, Range 1 West, Shelby County, Alabama.

PARCEL III:

West of NE 1/4; all of the SE 1/4 of NW 1/4, lying Northeast of Waxahatchee Creek; all of the NW 1/4 of SE 1/4, lying Northeast of Waxahatchee Creek, all lying in Section 3, Township 22 South, Range 1 West, Shelby County, Alabama.

PARCEL IV:

West Half of NW 1/4, Section 2, Township 22 South, Range 1 West, Shelby County, Alabama.

TOGETHER WITH all and singular the rights, tenements, hereditaments, members, privileges, and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to the following:

1. All taxes for the year 2024 and subsequent years, which are liens, but are not yet due and payable.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or

listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, or reservations of interests that are not listed.

3. Any reappraisal, assessed value adjustment, and/or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, the Office of the Tax Collector, and/or the Board of Equalization.
4. All leases, grants, exceptions or reservation of coal, lignite, oil, gas, and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions, or reservations of mineral interest that are not listed. Anything to the contrary notwithstanding this commitment and the final policy does not attempt to set out the manner in which any oil, gas, or mineral rights, or any interests or rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
5. Alabama Power Company high line across caption lands as shown on Tax Assessment Records (as to PARCEL I).
6. Rights of ingress and egress to and from caption lands.

This conveyance is made further subject to the following:

This property was used as match for funds provided by the U.S. Department of Interior, Fish & Wildlife Service, pursuant to the Wildlife Restoration Program (CFDA Program 15.611), under grant award F23AF03207 and will be managed for the purpose of this Grant Award, in accordance with applicable Federal and State law. Property may not be disposed of, transferred, or encumbered in any manner, or used for purposes inconsistent with the Program for which it was acquired, without prior written approval of the Regional Director - U.S. Fish and Wildlife Service. Any legally binding limitation on real property which may lessen its value or burden, obstruct, or impair its use is considered an encumbrance under U.S. Fish and Wildlife Service Policy 520 FW 6 Real Property - Overview. Discrimination is prohibited on this property as long as it continues to serve its originally authorized purposes.

TO HAVE AND TO HOLD, the above-described property, together with all improvements, easements and appurtenances thereunto pertaining, to the said Grantee, its successors, and assigns, forever.

And the said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that, except as hereinabove provided, it is lawfully seized in fee simple of the property conveyed hereby; that the property is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said Grantee, its successors and assigns; and Grantor will warrant and defend the same to the said Grantee, its successors and assigns, forever against the lawful claims of all persons, except as herein provided.

IN WITNESS WHEREOF, The Westervelt Company, have caused this instrument to be executed on this 28th day of February 2024.

GRANTOR:

The Westervelt Company,
a Delaware corporation

By: [Signature]
Name: Ray F. Robbins, III
Its: Vice President

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

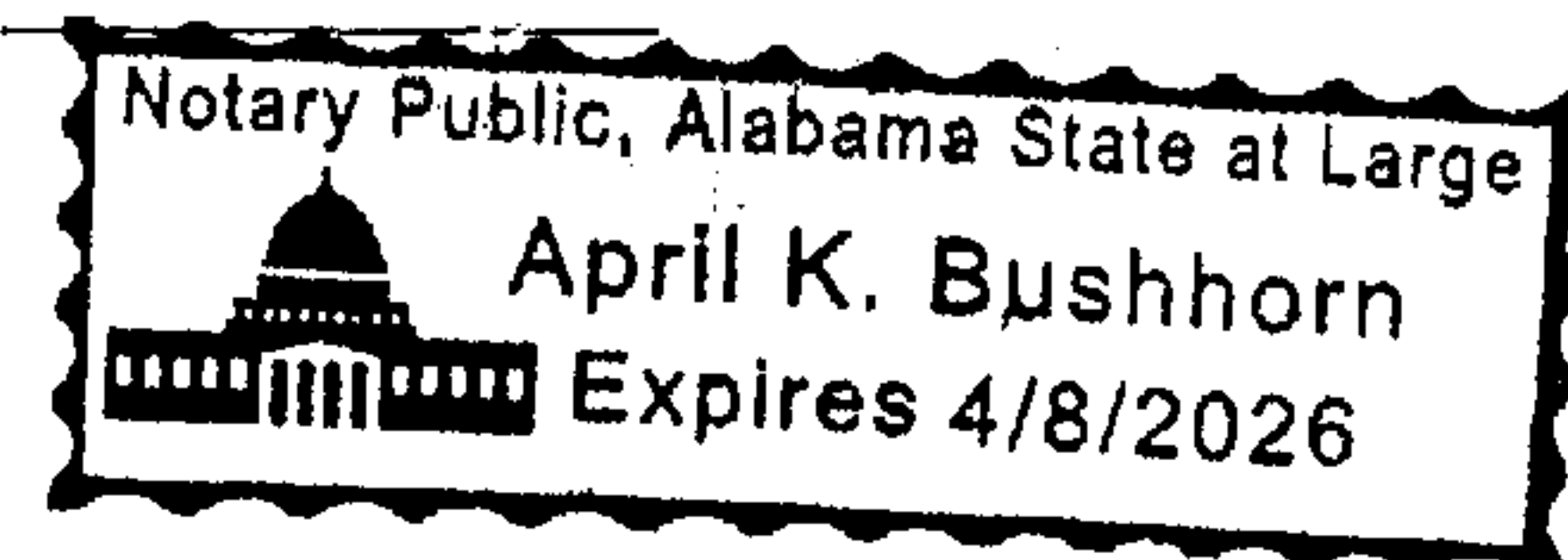
I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Ray F. Robbins, III, whose name as Vice President of The Westervelt Company, a Delaware corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of the within instrument, he/she, with full authority, executed the same voluntarily, for and on behalf of said corporation.

Given under my hand and seal this the 28th day of February 2024.

[Signature]

Notary Public

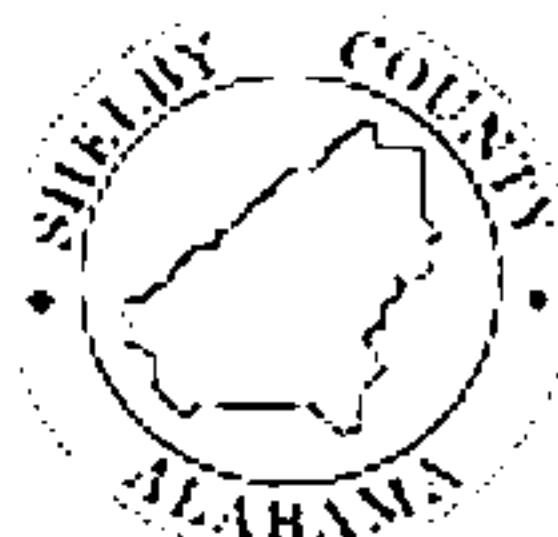
Commission Expires:



This instrument was prepared by:
Jennifer Weber, Esq.
State of Alabama Department of
Conservation and Natural Resources
64 North Union Street, Suite 474
Montgomery, Alabama 36130
(334) 242-3165

For ad valorem tax purposes,
the mailing address of Grantee is as above:
64 North Union Street, Suite 474,
Montgomery, Alabama 36130.

Grantors Address:
1400 Jack Warner Parkway
Tuscaloosa, AL 35404



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/29/2024 01:20:57 PM
\$29.00 BRITTANI
20240229000053300

[Signature]