



20240507000133940 1/5 \$117.00
Shelby Cnty Judge of Probate, AL
05/07/2024 01:51:54 PM FILED/CERT

COUNTY OF SHELBY §
STATE OF ALABAMA §

Prepared by:

Gee Ogletree
Adams and Reese LLP
1018 Highland Colony PKWY, Ste. 800
Ridgeland, Mississippi
(601) 353-3234

Return to:

David Gilmer
122 Chestnut Drive
Alabaster, AL 35007
(205) 966-0388

STATUTORY WARRANTY DEED

R. E. No. 8513 CH01

THIS INDENTURE, made this 1st day of May, 2024, between **CAHABA FORESTS, LLC**, a Delaware limited liability company, having an address c/o Manulife Investment Management Timberland and Agriculture Inc, its Manager, 197 Clarendon Street, C-08-99, Boston, Massachusetts 02116-5010 and telephone number of (617) 572-6000 (hereafter the "**Grantor**") and **DAVID GILMER**, an adult resident citizens of the State of Alabama, having an address 122 Chestnut Drive, Alabaster, AL 35007 and telephone number of (205) 966-0388.

WITNESSETH, that the Grantor, for the sum of **EIGHTY TWO THOUSAND, SEVEN HUNDRED FIFTY AND 00/100 (\$82,750.00) DOLLARS**, and other good and valuable consideration, to it paid by the Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantees the following land and the standing timber thereon (Premises), situated in the County of Shelby and State of Alabama, being more particularly described as follows; to wit:

(See Exhibit "A" Attached hereto and by this Reference made a Part Hereof)

The property described on Exhibit "A" attached hereto is part of the same property conveyed to Grantor by that certain Special (Statutory) Warranty Deed between Bowater Alabama Inc., a Delaware corporation ("Grantor") and Cahaba Forests, LLC, a Delaware limited liability company ("Grantee"), dated October 29, 2002, recorded in the office of the Judge of Probate of Shelby County, Alabama on December 23, 2002 and recorded under Instrument Number 20021223000640710 (the "Vesting Deed").

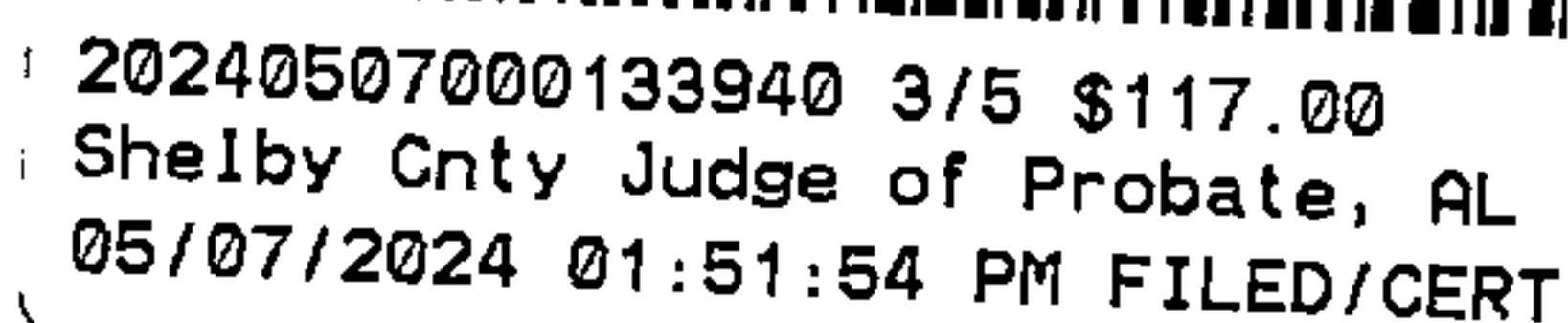
Shelby County, AL 05/07/2024
State of Alabama
Deed Tax: \$83.00

The Premises described hereunder are hereby conveyed "as is," by the tract and not by the acre, the acreage not being guaranteed by the Grantor, and are also conveyed subject to encumbrances of record, current and subsequent taxes, lack of access, leases or the rights of any tenants or lessees, parties in possession, all outstanding mineral rights or reservations, oil, gas or mineral leases, water districts, water rights, restrictions or reservations, roadways, rights-of-way, easements, any contracts purporting to limit or regulate the use, occupancy or enjoyment of said Premises; all other matters which an accurate survey would show applicable to or affecting the Premises, the matters reflected on the prior survey of Edward Gilliland of Roy and Gilliland included but not limited to fencing on, over and near the property line as shown on survey, power pole and line near Alabama Highway #76 and all matters, exceptions and reservations set-forth in the Vesting Deed.

TO HAVE AND TO HOLD the above-described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs/successors and assigns, forever.

And Grantor does hereby warrant and forever defend all and singular the said Premises unto the Grantees, their heirs/successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under it, except as aforesaid, but against none other.

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EXHIBIT "A"

Legal Description

COMMENCE AT A 2 1/2" PIPE IN PLACE, ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, THENCE PROCEED NORTH 01°00'11" EAST ALONG THE WEST BOUNDARY OF SAID SECTION FOR A DISTANCE OF 1326.12 FEET TO A 2 1/2" PIPE IN PLACE ACCEPTED AS THE NORTHWEST CORNER OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SAID SECTION; THENCE PROCEED SOUTH 89°47'15" EAST ALONG THE NORTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 1325.10 FEET TO A 2 1/2" PIPE IN PLACE ACCEPTED AS THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE PROCEED SOUTH 88°52'08" EAST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SAID SECTION FOR A DISTANCE OF 1375.25 FEET TO A 6" CREOSOTE FENCE POST IN PLACE ACCEPTED AS THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE PROCEED SOUTH 01°56'31" WEST ALONG THE WEST BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 782.79 FEET (SET 1/2" REBAR) TO A POINT LOCATED ON THE SOUTH BOUNDARY OF ALABAMA HIGHWAY #76, SAID POINT BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 01°56'31" WEST ALONG THE EAST BOUNDARY OF SAID SOUTHEAST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 12 AND ALONG THE EAST BOUNDARY OF THE NORTHEAST ONE-FOURTH OF THE NORTHWEST ONE-FOURTH OF SECTION 13 FOR A DISTANCE OF 771.02 FEET (SET 1/2" REBAR); THENCE PROCEED NORTH 87°58'11" WEST FOR A DISTANCE OF 825.80 FEET (SET 1/2" REBAR); THENCE PROCEED NORTH 00°44'47" EAST FOR A DISTANCE OF 377.43 FEET (SET 1/2" REBAR) TO A POINT ON AN EXISTING FENCE; THENCE PROCEED SOUTH 88°35'19" E ALONG SAID FENCE FOR A DISTANCE OF 488.73 FEET TO A CHAIN LINK FENCE POST; THENCE PROCEED NORTH 01°42'03" EAST ALONG SAID FENCE FOR A DISTANCE OF 302.39 FEET (SET 1/2" REBAR) TO A POINT LOCATED ON THE SOUTH BOUNDARY OF SAID ALABAMA HIGHWAY #76; THENCE PROCEED NORTH 78°04'28" EAST ALONG THE SOUTH BOUNDARY OF SAID ALABAMA HIGHWAY #76 FOR A DISTANCE OF 356.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE SOUTHEAST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 2 EAST AND THE NORTHEAST ONE-FOURTH OF THE NORTHWEST ONE-FOURTH OF SECTION 13 TOWNSHIP 20 SOUTH RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND CONTAINS 10 ACRES.



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RAY & GILLILAND, P.C.	
103 E FORT WILLIAMS ST. P.O. BOX 1183 SYLACAUGA, ALABAMA 36150	TEL. NO. (256) 245-3243 FAX NO. (256) 245-3202 E-MAIL: C@RAYGILLILAND.COM
DRAWN BY: ORG RAY	SCALE: 1" = 100'
BOUNDARY SURVEY	DATE: FIELD WORK 05/03-21/22

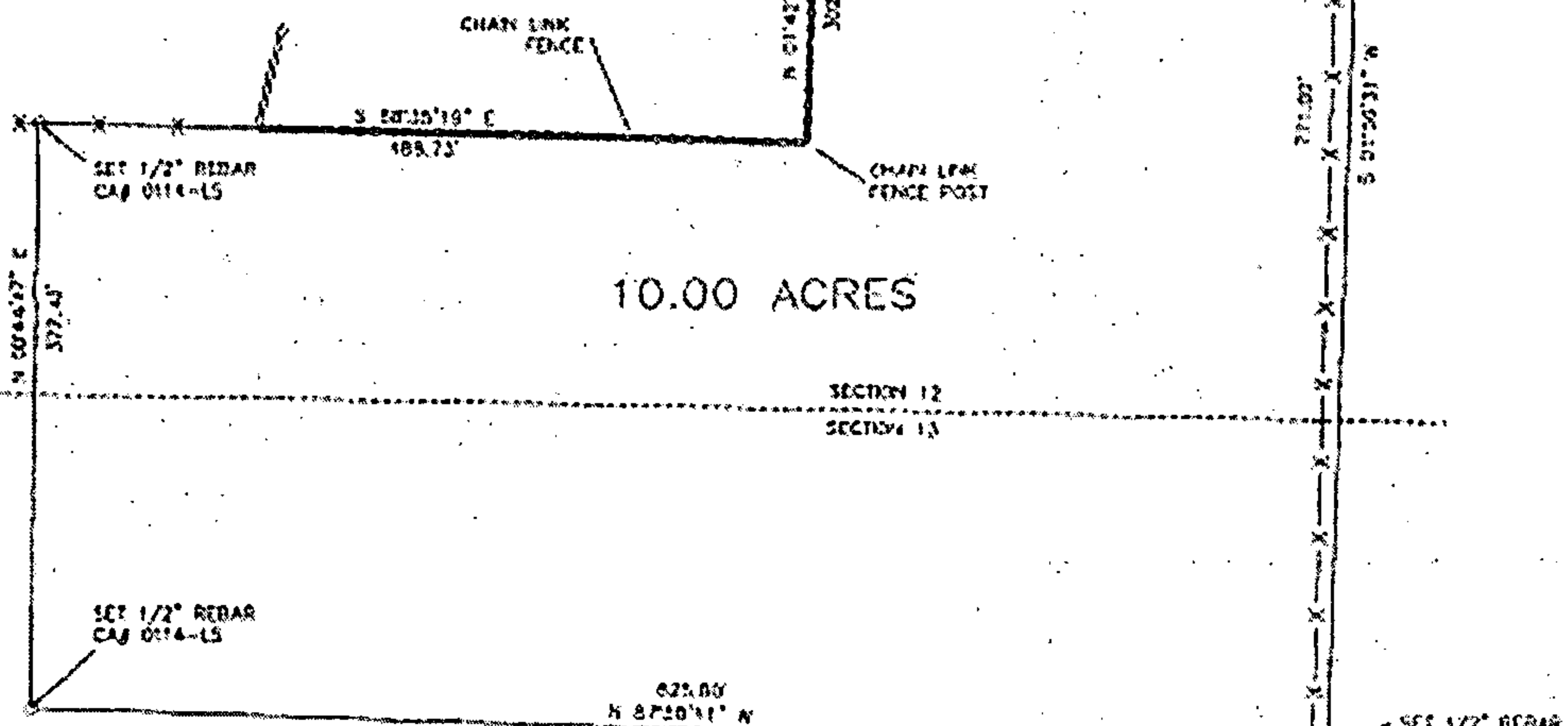
EXHIBIT A

LEGEND:

- (M) = MEASURED
- (R) = RECORDED (MAP, DEED, PLAT, ETC.)
- (M & R) = MEASURED & RECORDED
- (PS) = PREVIOUS SURVEY
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- CA = CERTIFICATE OF AUTHORIZATION
- (0114) = LAND SURVEYING
- G.P.S. = GLOBAL POSITIONING SYSTEM
- = POWER POLE / OVERHEAD UTILITY
- X—X—X = FENCE

BASE OF HEARING

N 0°00'11" E ALONG THE
WEST BOUNDARY OF THE SOUTHWEST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 12,
TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY CO. AL



STATE OF ALABAMA
SHELBY COUNTY

I, R. EDWARD GILLILAND, A LICENSED LAND SURVEYOR IN THE STATE OF ALABAMA HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND PLAT (OR DRAWING) HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCE AT A 2 1/2" PIPE IN PLACE, ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, THENCE PROCEED NORTH 01°00'11" EAST ALONG THE WEST BOUNDARY OF SAID SECTION FOR A DISTANCE OF 1329.10 FEET TO A 2 1/2" PIPE IN PLACE ACCEPTED AS THE NORTHWEST CORNER OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SAID SECTION; THENCE PROCEED SOUTH 88°47'15" EAST ALONG THE NORTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 1329.10 FEET TO A 2 1/2" PIPE IN PLACE ACCEPTED AS THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE PROCEED SOUTH 88°47'15" EAST ALONG THE NORTH BOUNDARY OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SAID SECTION FOR A DISTANCE OF 1329.10 FEET TO A 6" CIRCULATED FENCE POST IN PLACE ACCEPTED AS THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE PROCEED SOUTH 88°47'15" WEST ALONG THE WEST BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 1329.10 FEET (SET 1/2" REBAR) TO A POINT LOCATED ON THE SOUTH BOUNDARY OF ALABAMA HIGHWAY 876, SAID POINT BEING THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING CONTINUE SOUTH 01°00'11" WEST ALONG THE EAST BOUNDARY OF SAID SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 12 AND ALONG THE EAST BOUNDARY OF THE NORTHEAST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 12 FOR A DISTANCE OF 771.02 FEET (SET 1/2" REBAR), THENCE PROCEED NORTH 87°51'11" WEST FOR A DISTANCE OF 825.80 FEET (SET 1/2" REBAR); THENCE PROCEED NORTH 00°44'47" EAST FOR A DISTANCE OF 377.43 FEET (SET 1/2" REBAR) TO A POINT ON AN EXISTING FENCE; THENCE PROCEED SOUTH 88°35'18" EAST ALONG SAID FENCE FOR A DISTANCE OF 485.73 FEET TO A CHAIN LINK FENCE POST; THENCE PROCEED NORTH 01°42'03" EAST ALONG SAID FENCE FOR A DISTANCE OF 302.35 FEET (SET 1/2" REBAR) TO A POINT LOCATED ON THE SOUTH BOUNDARY OF SAID ALABAMA HIGHWAY 876; THENCE PROCEED NORTH 72°44'20" EAST ALONG THE SOUTH BOUNDARY OF SAID ALABAMA HIGHWAY 876 FOR A DISTANCE OF 356.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 2 EAST AND THE NORTHEAST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND CONTAINS 10 ACRES.

ACCORDING TO MY SURVEY THIS THE 5TH DAY OF SEPTEMBER 2022.

R. Edward Gilliland
R. EDWARD GILLILAND, ALA. REG. NO. 15311
RAY AND GILLILAND P.C., ALA. BOARD CERT. NO. CA-0447-15