

**After recording, return to:**  
First American Title Insurance Co.  
3455 Peachtree Road NE, Suite 1700  
Atlanta, GA 30326  
Attn: Jennifer Shinholster  
File No: 1R7N

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA           §  
  §  
COUNTY OF SHELBY       §

**THIS STATUTORY WARRANTY DEED** (this “**Deed**”), effective as of the 28th day of June, 2024 (the “**Effective Date**”), between **CLAIRMONT SPRINGS LLC**, a Delaware limited liability company, the address of which is c/o Manulife Investment Management Timberland and Agriculture Inc, 197 Clarendon Street, C-08-99, Boston, MA 02116 (“**Grantor**”) and **RED TOWN TIMBERLANDS OF ALABAMA, LLC**, an Alabama limited liability company, the address of which is 6304 Peake Road, Macon, Georgia 31210 (“**Grantee**”).

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, the real property located in the County of Shelby, Alabama, as described on Exhibit A attached hereto and incorporated herein by reference for all purposes (the “**Land**”), together with (i) all buildings thereon, (ii) all roads, bridges and other improvements and fixtures thereon, (iii) all timber growing, standing or lying thereon, and (iv) all other privileges, appurtenances, easements and other rights appertaining thereto (collectively, the Land and items (i) through (iv), the “**Property**”).

**TO HAVE AND TO HOLD**, the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, its successors and assigns, forever **IN FEE SIMPLE**.

This conveyance of the Property and the limited warranty of title set forth herein are made subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference for all purposes (collectively, the “**Permitted Encumbrances**”).

Except with respect to the Permitted Encumbrances, Grantor covenants with Grantee, its successors and assigns, that Grantor will forever warrant and defend said title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

For the same consideration, Grantor does hereby REMISE, RELEASE, QUITCLAIM, and CONVEY, without any warranty whatsoever, either express or implied, and without recourse against Grantor, unto the said Grantee all of Grantor’s rights, title and interest, if any, in and to (i) all surface and subsurface minerals and mineral rights owned by Grantor, including all oil, gas and other liquid or gaseous hydrocarbons, including coal seam and coal bed methane gas, if any, (ii) geothermal resources, including geothermal steam and heat, all carbon sequestration rights, agricultural rights, and ancillary rights and economic benefits concerning environmental or ecosystem services and all rights to development, air, riparian, groundwater, water stock and biomass owned by Grantor, if any, and (iii) all accretions and other additions of land adjacent to any body of water by natural causes (collectively, the Land and items (i) through (iii), the “**Quitclaim Property**”). Grantee acknowledges that Grantor makes no representation or warranty whatsoever as to Grantor’s ownership or lack of ownership of any such Quitclaim Property rights.

*[signature on following page]*



**Exhibit A**

**Description of Property**

The following described property situated in Shelby County, Alabama:

Parcel 6 (For Information Only: Tax Parcel 23 9 31 0 000 001.002)

Section 31, Township 21 South, Range 3 West

North  $\frac{1}{2}$

Parcel 7 (For Information Only: Tax Parcel 23 9 31 0 000 001.000)

Section 31, Township 21 South, Range 3 West

Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$

Parcel 8 (For Information Only: Tax Parcel 23 9 31 0 001 002.000)

Section 31, Township 21 South, Range 3 West

Southwest  $\frac{1}{4}$

Parcel 9 (For Information Only: Tax Parcel 23 9 32 0 000 005.000)

Section 32, Township 21 South, Range 3 West

Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$

Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$

LESS AND EXCEPT THE FOLLOWING DESCRIBED FOUR (4) PARCELS FROM TOWNSHIP 21 SOUTH, RANGE 3 WEST:

i.) A parcel of land situated in the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 19 and the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 30, all in Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the northeast corner of Section 30, Township 21 South, Range 3 West and run west along the north boundary line of Section 30 for a distance of 939.3 feet to a point on the west boundary line of a county gravel road, said point being the point of beginning; thence turn an angle to the left of 105 deg. 41 min, and run South 16 deg. 45 min. East along the west line of said gravel road for a distance of 136.78 feet to an iron pin; thence turn an angle of 90 deg. 00 min. right and run in a southwesterly direction for a distance of 450 feet to a point; thence turn an angle to the right of 90 deg. 00 min, and run in a northwesterly direction for a distance of 300.6 feet to a point; thence turn an angle to the right of 66 deg. 48 min, and run in a northeasterly direction for a distance of 380.8 feet to a point; thence turn an angle to the right of 23 deg. 33 min. and run for a distance of 100.0 feet to an iron pin on the west boundary line of said county gravel road; thence turn an angle to the right of 89 deg. 39 min, and run South 16 deg. 45 min. East along the west boundary line of said county gravel road for a distance of 313.22 feet to the point of beginning.



ii.) Start at a point 140 feet north along the east boundary from the southeast corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 29, Township 21 South, Range 3 West, known as the point of beginning; thence from the said point of beginning continue along the following metes and bounds:

North 82 deg. 00 min. West for 980 feet;  
 North 49 deg. 05 min. West for 1,720 feet;  
 North 27 deg. 25 min. West for 2,215 feet;  
 North 4 deg. 15 min. West for 405 feet;  
 North 33 deg. 10 min. West for 430 feet;  
 North 4 deg. 35 min. East for 405 feet;  
 North 66 deg. 20 min. West for 180 feet;  
 North 1 deg. 10 min. East for 498 feet;  
 North 25 deg. 15 min. East for 775 feet;  
 North 51 deg. 35 min. East for 542 feet;  
 North 78 deg. 05 min. East for 364 feet;  
 North 25 deg. 55 min. East for 483 feet;  
 North 48 deg. 15 min. East for 703 feet;  
 South 2 deg. 45 min. East for 435 feet;  
 South 48 deg. 15 min. West for 360 feet;  
 South 25 deg. 55 min. West for 585 feet;  
 South 78 deg. 05 min. West for 460 feet;  
 South 51 deg. 35 min. West for 375 feet;  
 South 25 deg. 15 min. West for 620 feet;  
 South 1 deg. 10 min. West for 200 feet;  
 South 66 deg. 20 min. East for 195 feet;  
 South 4 deg. 35 min. West for 530 feet;  
 South 33 deg. 10 min. East for 403 feet;  
 South 4 deg. 15 min. East for 445 feet;  
 South 27 deg. 25 min. East for 2,075 feet;  
 South 49 deg. 05 min. East for 1,540 feet;  
 South 82 deg. 00 min. East for 820 feet;  
 South 3 deg. 35 min. East for 345 feet; back to the point of beginning.

iii.) Start at the southwest corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 31, Township 21 South, Range 3 West and proceed on a bearing of North 5 deg. 49 min. East for a distance of 1318.30 feet to the point of beginning; thence westerly 660 feet; thence northerly 660 feet; thence easterly 660 feet; thence southerly 660 feet to the point of beginning, situated in Shelby County, Alabama.

iv.) To reach the point of beginning of the real estate herein less and excepted, start at the southwest corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 31, Township 21 South, Range 3 West; thence proceed North 7 deg. 13 min. 42 sec. West a distance of 587.50 feet to the point of beginning; from such point of beginning, proceed North 70 deg. 43 min. West a distance of 236 feet; thence proceed South 19 deg. 17 min. West a distance of 236 feet; thence proceed South 70 deg. 43 min. East for a distance of 236 feet; thence proceed North 19 deg. 17 min. East for a distance of 236 feet to the point of ending of excepted parcel. ALSO, LESS AND EXCEPT that parcel sold to Alabama Power Company dated February 20, 1997 and recorded by Inst. No. 1997-13759 in the Probate Office, described as follows: A strip of land located in the N  $\frac{1}{2}$  of Section 31 and the N  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 32, all being in Township 21 South, Range 3 West, Shelby County, Alabama, said strip is more particularly described as follows: To reach the point of beginning of the strip, commence at the Northwest corner of Section 36, Township 21 South, Range 4 West; thence run South along the West boundary line of said Section 36 a distance of 1,138.0 feet to a point, such point being the point of beginning of the second strip of land herein described; therefrom, the strip lies 50 feet on each side of a center line and the continuations thereof which begins at such point of beginning and turns a deflection angle to the left of 86 deg. 04 min. 00 sec. and runs South 84 deg. 39

min. 15 sec. East a distance of 1,326.22 feet to a point; thence center line turns a deflection angle to the left of 04 deg. 00 min. and run South 88 deg. 39 min. 15 sec. East a distance of 1,545.46 feet to a point; thence center line turns a deflection angle to the right of 06 deg. 40 min. 00 sec. and run South 81 deg. 59 min. 15 sec. East a distance of 1,869.58 feet to a point; thence center line turns a deflection angle to the left of 10 deg. 51 min. 00 sec. and runs North 87 deg. 09 min. 45 sec. East a distance of 7,161 feet, more or less, to a point, such being the point of ending of the strip of land herein described.

Parcel 10 (For Information Only: Tax Parcel 27 3 06 0 001 002.000 and 27 3 06 0 000 003.000)

Section 6, Township 22 South, Range 3 West

Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$   
West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$   
West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$   
West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$   
Southwest  $\frac{1}{4}$

Parcel 11 (For Information Only: Tax Parcel 24 7 35 0 000 002.000)

Section 35, Township 21 South, Range 4 West

Southeast diagonal  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$

Parcel 12 (For Information Only: Tax Parcel 24 7 35 0 000 003.000)

Section 35, Township 21 South, Range 4 West

Southeast diagonal  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$

Parcel 13 (For Information Only: Tax Parcel 24 7 35 0 001 001.000)

Section 35, Township 21 South, Range 4 West

Southeast  $\frac{1}{4}$

Parcel 14 (For Information Only: Tax Parcel 24 7 36 0 000 001.002)

Section 36, Township 21 South, Range 4 West

Northeast  $\frac{1}{4}$

Parcel 15 (For Information Only: Tax Parcel 24 7 36 0 000 001.003)

Section 36, Township 21 South, Range 4 West

Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$

Parcel 16 (For Information Only: Tax Parcel 24 7 36 0 000 001.000 and 24 7 36 0 000 003.000)

Section 36, Township 21 South, Range 4 West

South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$

Parcel 17 (For Information Only: Tax Parcel 24 7 36 0 001 002.000)

Section 36, Township 21 South, Range 4 West

South  $\frac{1}{2}$ , EXCEPT 4 acres in the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$

ALSO, LESS AND EXCEPT that parcel sold to Alabama Power Company dated February 20, 1997 and recorded by Inst. No. 1997-13759 in the Probate Office, described as follows: A strip of land one hundred (100) feet in width which lies within the N  $\frac{1}{2}$  of Section 19 and the N  $\frac{1}{2}$  of Section 36, all being in Township 21 South, Range 4 West, said strip is more particularly described as follows: To reach the point of beginning of the strip, commence at the Southwest corner of Section 18, Township 21 South, Range 4 West; thence run North along the west boundary line of said Section 18 a distance of 214.6 feet to a point; thence turn a deflection angle to the right of 102 deg. 28 min. and run South 67 deg. 39 min. 00 sec. East a distance of 713 feet, more or less, to a point, such point being the point of beginning of the strip of land herein described; therefrom, the strip lies 50 feet on each side of a center line and the continuations thereof which begins at such point of beginning and continues South 67 deg. 39 min. 00 sec. East a distance of 733.0 feet to a point; thence center line turns a deflection angle to the left of 01 deg. 30 min. and runs South 69 deg. 09 min. 00 sec. East a distance of 2,891 feet, more or less, to a point, such point being the center line of the Cahaba River; such point also being the point of ending of the strip of land herein described.

Parcel 18 (For Information Only: Tax Parcel 26 1 01 0 001 001.000)

Section 1, Township 22 South, Range 4 West

Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$

Thirty-two acres in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  lying east of Brady Kitchens Road and south of the Boothton-Dogwood Road

Northeast  $\frac{1}{4}$

North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$

LESS AND EXCEPT the following two parcels of land:

i.) Begin at the southwest corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 1, thence east for a distance of 7.00 chains (462 feet) to the point of beginning; thence North 15 deg. East for 5.50 chains (363 feet); thence North 8 deg. East for 6.80 chains (448.8 feet); thence North 89 deg. East 1.84 chains (121.44 feet); thence North 65 deg. East for 4.00 chains (264 feet); thence South 13 deg. East for 1.70 chains (112.2 feet); thence South 20 deg. East for 3.75 chains (247.5 feet); thence South 31 deg. West for 4.60 chains (303.6 feet); thence South 30 deg. East for 4.00 chains (264 feet) to the south line of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; thence West along said forty line 10.14 chains (669.24) to the point of beginning of excepted parcel.

ii.) Begin at the point of beginning of the above described parcel i; thence East for 10.14 chains (669.24 feet); thence South 82 deg. West for 10.50 chains (693 feet); thence North 4 deg. East 2.24 chains (147.84 feet) to the point of beginning of excepted parcel, situated in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 1, Township 22 South, Range 4 West

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:



A part of the Northeast Quarter of the Northwest Quarter (NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ ), described as follows: Begin at the Southwest corner of said quarter-quarter, the point of beginning, and run East along the South boundary line of said quarter-quarter for 482.13 feet; thence turn an angle to the left of 77 degrees 47 minutes 43 seconds and run Northeast for 341.78 feet; thence turn an angle to the left of 01 degree 18 minutes 52 seconds and run Northeast for 448.80 feet; thence turn an angle to the left of 124 degrees 26 minutes 48 seconds and run Southwest for 686.79 feet to a point on the West line of said quarter-quarter; thence turn an angle to the left of 65 degrees 20 minutes 30 seconds and run South along the West boundary line of said quarter-quarter for 500.39 feet to the point of beginning, containing 7.9131 acres.

Being that property described in deed from Cahaba Forests, LLC to Macedonia South Baptist Church dated October 29, 2002, and recorded as Inst. #20021115000570660, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

Commence at the Southwest corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 1, Township 22 South, Range 4 West; thence run East along the South line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  for 482.13 feet to the point of beginning; thence turn an angle to the left of 77 deg. 47 min. 43 sec. and run Northeast for 341.78 feet; thence turn an angle to the left of 01 deg. 18 min. 52 sec. and run Northeast for 448.80 feet; thence turn an angle to the right of 81 deg. 00 min. 00 sec. and run East for 121.44 feet; thence turn an angle to the left of 24 deg. 00 min. 00 sec. and run Northeast for 264.00 feet; thence turn an angle to the right of 102 deg. 00 min. 00 sec. and run Southeast for 112.20 feet; thence turn an angle to the left of 07 deg. 18 min. 27 sec. and run Southeast for 313.94 feet; thence turn an angle to the right of 37 deg. 14 min. 54 sec. and run Southwest for 303.60 feet; thence turn an angle to the left of 65 deg. 42 min. 51 sec. and run Southeast for 177.47 feet to a point on the North R/W of Shelby County Highway 22; thence turn an angle to the right of 116 deg. 27 min. 48 sec. and run Southwest along the North R/W for 310.97 feet to the point of commencement of a curve to the right having a central angle of 11 deg. 47 min. 38 sec. and a radius of 1855.94 feet; thence run along the arc of said curve along the North R/W for 382.03 feet; thence turn an angle to the right from the tangent if extended to said curve of 98 deg. 49 min. 51 sec. and run North for 141.60 feet to the point of beginning. Contains 10.2627 acres.

Being that property described in Quitclaim Deed from Cahaba Forests, LLC to Macedonia South Baptist Church dated October 29, 2002, and recorded as Inst. #20021115000570670, in the Probate Office of Shelby County, Alabama.

Parcel 19 (For Information Only: Tax Parcel 26 1 01 0 000 001.000)

Section 1, Township 22 South, Range 4 West

Southeast  $\frac{1}{4}$

South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ , lying East of Highway No. 10

Parcel 20 (For Information Only: Tax Parcel 26 1 02 0 001 001.000)

Section 2, Township 22 South, Range 4 West

Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$

Parcel 21 (For Information Only: Tax Parcel 26 1 02 0 001 068.000)



Section 2, Township 22 South, Range 4 West

Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$

Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , LESS AND EXCEPT the following described parcel of land:

Beginning at the northeast corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 2, Township 22 South, Range 4 West; thence due South along the east boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  a distance of 100.00 feet; thence South 89 deg. 35 min. West a distance of 100.00 feet; thence due North a distance of 100.00 feet to the north boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$ ; thence North 89 deg. 35 min. East a distance of 100.00 feet to the point of beginning.

Parcel 22 (For Information Only: Tax Parcel 26 1 02 0 000 001.000)

Section 2, Township 22 South, Range 4 West

South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$

South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$

LESS AND EXCEPT the following described parcel of land:

Commence at the northwest corner of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 1, being the point of beginning; thence east a distance of 52 feet; thence South 14 West a distance of 248 feet; thence west a distance of 175 feet; thence North 14 East a distance of 248 feet; thence East a distance of 123 feet to the point of beginning.

Parcel 23 (For Information Only: Tax Parcel 26 2 03 0 000 002.000)

Section 3, Township 22 South, Range 4 West

Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$

LESS AND EXCEPT the following two parcels of land described as follows:

a) Begin at the northwest corner of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said section for the point of beginning of excepted parcel and run due South 350 feet; thence North 51  $\frac{1}{2}$  deg. East for 608 feet; thence due West 497 feet back to the point of beginning of the excepted parcel;

b) Begin at the northeast corner of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said section for the point of beginning of excepted parcel and run due South 160 feet; thence North 71 deg. 48 min. West for 512 feet; thence due East 486 feet back to the point of beginning of the excepted parcel.

Parcel 24 (For Information Only: Tax Parcel 26 2 10 0 000 001.000)

Section 10, Township 22 South, Range 4 West

East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$

Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$

Southeast  $\frac{1}{4}$

Parcel 25 (For Information Only: Tax Parcel 26 2 10 0 000 008.000)

Section 10, Township 22 South, Range 4 West

Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$

Parcel 26 (For Information Only: Tax Parcel 26 2 10 0 000 014.000)

Section 10, Township 22 South, Range 4 West

Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$

Parcel 27 (For Information Only: Tax Parcel 26 1 11 0 000 014.000)

Section 11, Township 22 South, Range 4 West

Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$

Parcel 28 (For Information Only: Tax Parcel 26 1 11 0 000 015.000)

Section 11, Township 22 South, Range 4 West

West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$

Parcel 29 (For Information Only: Tax Parcel 26 1 11 0 000 016.000)

Section 11, Township 22 South, Range 4 West

South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$

Parcel 30 (For Information Only: Tax Parcel 26 1 11 0 000 013.000)

Section 11, Township 22 South, Range 4 West

North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$

Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$

Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$

North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$

South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$

Less and except the following:

That part of the Southeast Quarter of the Northeast Quarter (SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$ ) described as follows:

Begin at a 3 inch pipe at the Northeast corner of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  and run South along the East line of said Section a distance of 466.70 feet to a  $\frac{1}{2}$  inch rebar, set; thence run South 89 deg. 35 min. 44 sec. West for a distance of 466.70 feet to a  $\frac{1}{2}$  inch rebar, set; thence run North 00 deg. 00 min. 00 sec. West for a distance of 466.70 feet to a  $\frac{1}{2}$  inch rebar, set on the North line of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$ ; thence run North 89 deg. 35 min. 44 sec. East for a distance of 466.70 feet to the point of beginning.

Being that property described in deed from Cahaba Forests, LLC to Sandra B. Stephens dated July 22, 2008, and recorded as Inst. #20080827000344460, recorded in the Probate Office of Shelby County, Alabama.

North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$

Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$   
East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$

Parcel 31 (For Information Only: Tax Parcel 26 6 14 0 000 006.000)

Section 14, Township 22 South, Range 4 West

West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$   
East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$   
Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$   
West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$   
West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$   
West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$

Parcel 32 (For Information Only: Tax Parcel 26 5 15 0 000 001.000)

Section 15, Township 22 South, Range 4 West

East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$   
South  $\frac{1}{2}$  of the South  $\frac{1}{2}$   
West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$   
Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$   
West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$   
North  $\frac{1}{2}$  of the South  $\frac{1}{2}$

Parcel 33 (For Information Only: Tax Parcel 26 5 22 0 000 001.000)

Section 22, Township 22 South, Range 4 West

East  $\frac{1}{2}$   
North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$   
Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$   
East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$

Parcel 34 (For Information Only: Tax Parcel 26 6 23 0 000 001.000)

Section 23, Township 22 South, Range 4 West

West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$   
Northwest  $\frac{1}{4}$   
West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$   
Southwest  $\frac{1}{4}$   
East  $\frac{1}{2}$  of the East  $\frac{1}{2}$

Together with non-exclusive roadway easements as described in that certain Reciprocal Forestry Road Easement by and between Great Eastern Timber Company LLC and Cahaba Forests, LLC dated November 22, 2004, and recorded in Inst. #20041208000672220, in the Probate Office of Shelby County, Alabama.

BENEFICIAL EASEMENTS:

Together with the beneficial easements situated in Shelby County, Alabama, as follows:

1. Beneficial easements as described in that certain Reciprocal Forestry Road Easement by and between Great Eastern Timber Company LLC and Cahaba Forests, LLC dated November 22, 2004, and recorded in Inst. #20041208000672220, in the Probate Office of Shelby County, Alabama.

Benefitted parcels;

Map Label COMPT 6132

Section 14, Township 22 South, Range 4 West:

West 1/2 of the Southwest 1/4

East 1/2 of the Southwest 1/4

Southeast 1/4 of the Southeast 1/4

West 1/2 of the Southeast 1/4

West 1/2 of the Northeast 1/4 of the Southeast 1/4

West 1/2 of the Northwest 1/4

Map Label COMPT AS6135

Section 22, Township 22 South, Range 4 West:

East 1/2

North 1/2 of the Northwest 1/4

Southeast 1/4 of the Northwest 1/4

East 1/2 of the Southwest 1/4

Map Label COMPT AS6133

Section 23, Township 22 South, Range 4 West:

West 1/2 of the Northeast 1/4

Northwest 1/4

West 1/2 of the Southeast 1/4

Southwest 1/4



**Exhibit B to Statutory Warranty Deed**  
**Permitted Exceptions**

- A. Restrictions on the ability of Grantee to build upon or use the Property imposed by any current or future development standards, building or zoning ordinances or any other law;
- B. To the extent a tract included in the Property is bounded or traversed by a river, stream, branch or lake:
  - 1. the rights of upper and lower riparian owners and the rights of others to navigate such river or stream;
  - 2. the right, if any, of neighboring riparian owners and the public or others to use any public waters, and the right, if any, of the public to use the beaches or shores for recreational purposes;
  - 3. any claim of lack of title to the Property formerly or presently comprising the shores or bottomland of navigable waters or as a result of the change in the boundary due to accretion or avulsion; and
  - 4. any portion of the Property which is sovereignty lands or any other land that may lie within the bounds of navigable rivers as established by law;
- C. To the extent any portion of the Property is bounded or traversed by a public road or maintained right of way, the rights of others (whether owned in fee or by easement) in and to any portion of the Property that lies within such road or maintained right of way;
- D. Railroad tracks and related facilities, if any (whether owned in fee or by easement), and related railroad easements or railroad rights of way, if any, traversing the Property and the rights of railroad companies to any tracks, siding, ties and rails associated therewith;
- E. Any restriction on the use of the Property due to environmental laws;
- F. All ad valorem property or other taxes (other than income taxes) not yet due and payable and all other assessments and other charges of any kind or nature imposed upon or levied against or on account of the Property by any governmental authority, including any additional or supplemental taxes that may result from a reassessment of the Property, and any potential roll-back or greenbelt type taxes related to any agricultural, forest or open space exemption that is subject to recapture pursuant to applicable law;
- G. Liens for taxes not yet due and payable;
- H. Easements, discrepancies or conflicts in boundary lines, shortages in area, vacancies, excesses, encroachments or any other facts that a current and accurate survey of the Property would disclose;

- I. All oil, gas and other minerals or other substances of any kind or character as may have been previously reserved by or conveyed to others and any leases concerning any oil, gas, other minerals or other substances in, on or under the Property;
- J. Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under, above or across the Property;
- K. Intentionally Omitted;
- L. Rights of others under any leases, contracts and other agreements assigned by Grantor and assumed by Grantee pursuant to one or more assignment and assumption agreements of even date herewith;
- M. Any claim of lack of access rights to any portion of the Property identified on Exhibit C hereof;
- N. Intentionally Omitted;
- O. Any easement, covenant, use restriction, zoning restriction, boundary line dispute, encroachment or other third-party right affecting any of the Property not described in items (A) through (N) above and which, individually or in the aggregate, would not have a material adverse effect on the use and enjoyment by Grantee of the Property for commercially growing and harvesting timber.

And the following specific exceptions:

The Following Matters Affect Affects Township 21 South, Range 3 West:

- 1. Transmission Line Permit to Alabama Power Company as set out in Deed Book 141 page 75, in the Probate Office.
- 2. Grant of easement from Kimberly-Clark Corporation to Southern Electric Generating Company as set out in Deed Book 324 page 800 in the Probate Office.
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as set out in Deed Book 180 page 245 in the Probate Office.  
This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservation of such interests that are not listed.
- 4. Right of way granted to Shelby County as set out in Deed Book 174 page 118 in the Probate Office.

The Following Matters Affect Affects Township 21 South, Range 4 West:

5. Right of way granted to Shelby County as set out in Deed Book 174 page 118 in the Probate Office.

The Following Matters Affect Affects Township 22 South, Range 4 West:

6. Transmission Line Permit to Alabama Power Company as set out in Deed Book 104 page 190, Inst. No. 1997-2630, Deed Book 136 page 329, Deed Book 139 page 565, Deed Book 138 page 194, Deed Book 150 page 372 and Deed Book 248 page 394 in the Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights as set out in Deed Book 113 page 104 in the Probate Office.  
This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservation of such interests that are not listed.
8. Right of way granted to Shelby County as set out in Deed Book 135 page 235 in the Probate Office.
9. Easement to Plantation Pipe Line Company as set out in Deed Book 145 page 270 in the Probate Office.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 180 page 245, Deed Book 235 page 880 and Deed Book 178 page 520 in the Probate Office.  
This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservation of such interests that are not listed.
11. Public Road Right-of-Way and Easement by and between Clairmont Springs, LLC, a Delaware limited liability company and Shelby County, Alabama, a political subdivision of the State of Alabama created by instrument recorded May 31, 2023 in/as Document No. 20230531000162780, of Shelby County Records.
12. Easement Deed by and between Clairmont Springs, LLC, a Delaware limited liability company and Shelby County, Alabama, a political subdivision of the State of Alabama created by instrument recorded September 07, 2023 in/as Document No. 20230907000271520, of Shelby County Records.

**Exhibit C to Statutory Warranty Deed**  
**Lack of Access Parcels**

[*NONE*]



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

Grantor's Name	<u>Clairmont Springs LLC</u>	Grantee's Name	<u>Red Town Timberlands of Alabama, LLC</u>
Mailing Address	<u>197 Clarendon Street</u> <u>C-08-99</u> <u>Boston, MA 02116-5010</u>	Mailing Address	<u>6304 Peake Road</u> <u>Macon, GA 31210</u>
Property Address	<u>Acreage/Agricultural</u> <u>Multiple parcels Shelby County</u>	Date of Sale	<u>June 28, 2024</u>
		Total Purchase Price	<u>\$ 14,663,568.57</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other – See Exhibit 1 attached hereto which is certified by the undersigned
<input type="checkbox"/> 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 or 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).

[signature page to follow]

**Form RT-1**


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 § 40-11-1 (h).

Date  
June 25, 2024

Unattested  (Sign)  
Charlotte Hamilton

**CLAIRMONT SPRINGS LLC**

By: Manulife Investment Timberland and  
Agriculture Inc, its Manager

By:   
Name: Derek K. Solmie  
Title: Director, Dispositions and Acquisitions

**Exhibit 1**

The total purchase for properties located in Shelby County, Alabama, being conveyed by Clairmont Springs LLC, as Grantor, to Red Town Timberlands of Alabama, LLC, as Grantee is \$14,663,568.57.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2024 02:38:34 PM  
\$14740.00 BRITTANI  
20240729000233390

*Allen S. Bayl*