

THIS INSTRUMENT IS BEING RECORDED TO CLEAR TITLE.

This Instrument Prepared By:

M. Beth O'Neill
Maynard Nexsen PC
1901 Sixth Avenue North
Suite 1700
Birmingham, AL 35203

Send Tax Notice To:

Carmeuse Lime & Stone, Inc.
599 Highway 31 South
Saginaw, AL 35137
Attention: Doyle Hurst

STATE OF ALABAMA)

SHELBY COUNTY)

**QUITCLAIM BILL OF SALE, QUITCLAIM DEED AND TERMINATION OF
GROUND LEASE**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, ROBERT ALLEN ANDERSON, a married man, and JASON GLENN ANDERSON, a married man (the "Seller"), for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to them by CARMEUSE LIME & STONE, INC., a Delaware corporation formerly known as DRAVO LIME, INC. (the "Buyer"), the receipt and sufficiency of which are hereby acknowledged, the Seller does hereby remise, release and quit-claim unto the Buyer forever, the house and all appurtenances thereto, including, but not limited to, barns, stalls, fences, fixtures, installations and other improvements used in connection with the private raising and keeping of horses, animals and agricultural products (collectively, the "Improvements"), located on or appurtenant to that certain real property located in Shelby County, Alabama and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"). The Improvements are hereinafter conveyed subject only to the exceptions set forth in Exhibit A hereto (the "Permitted Exceptions").

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Seller, for the stated consideration, does hereby remise, release and quit-claim unto the said Buyer forever any right, title or interest of Seller in and to the Property.

The Improvements and Property do not constitute the homestead of Seller or Seller's spouse.

Buyer, as the lessor under that certain Ground Lease dated September 13, 2001 and referenced in Instrument Number 2001-55377 recorded in the Office of the Judge of Probate of Shelby County, Alabama (the "Ground Lease"), and Seller, as the lessee under the Ground Lease, hereby terminate the Ground Lease as of the date hereof.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Seller, either in law or equity, to the only proper use, benefit and behoof of the said Buyer forever.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Seller's Name and Mailing Address:	Buyer's Name and Mailing Address:
Robert Allen Anderson <u>1355 Navajo Trail</u> <u>Alabaster, AL 35007</u>	Carmeuse Lime & Stone, Inc. 599 Highway 31 South Saginaw, AL 35137 Attention: Doyle Hurst
Jason Glenn Anderson <u>1552 County Road 95</u> <u>Alabaster, AL 35007</u>	
Property Address:	1050 Merry Fox Farms Road, Alabaster, AL 35007
Date of Transfer:	February 20, 2025
Total Purchase Price:	\$10.00 NOTE: THIS INSTRUMENT IS BEING EXECUTED AND RECORDED TO CLEAR TITLE

\$150,000 assessed value

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Seller has executed this Bill of Sale, Quitclaim Deed and Termination of Ground Lease as of the 20th day of February, 2025.

SELLER:


ROBERT ALLEN ANDERSON

STATE OF ALABAMA)

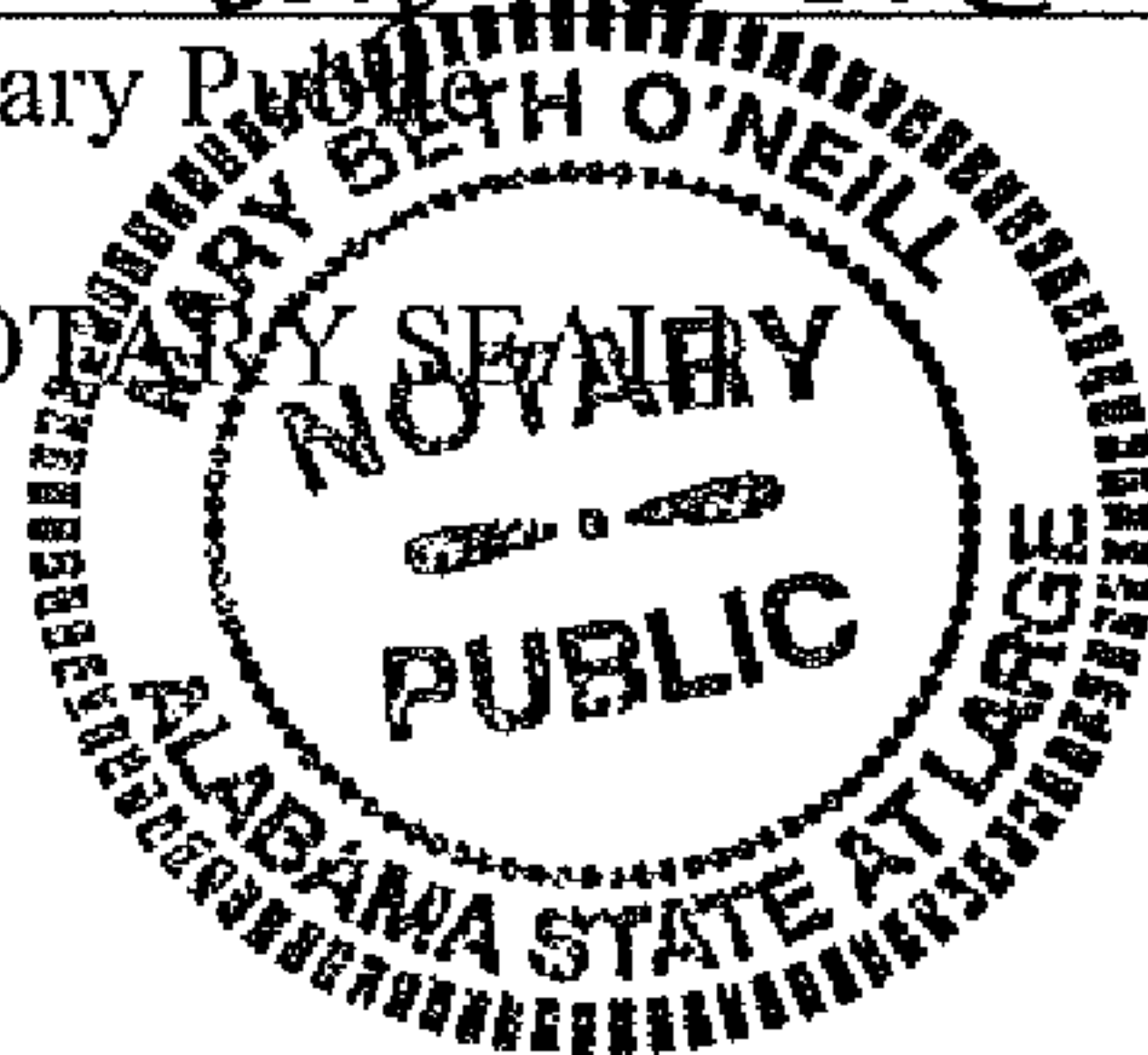
COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that ROBERT ALLEN ANDERSON, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2025.


Notary Public

[NOTARY SEAL]



My commission expires: 12-23-25


JASON GLENN ANDERSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

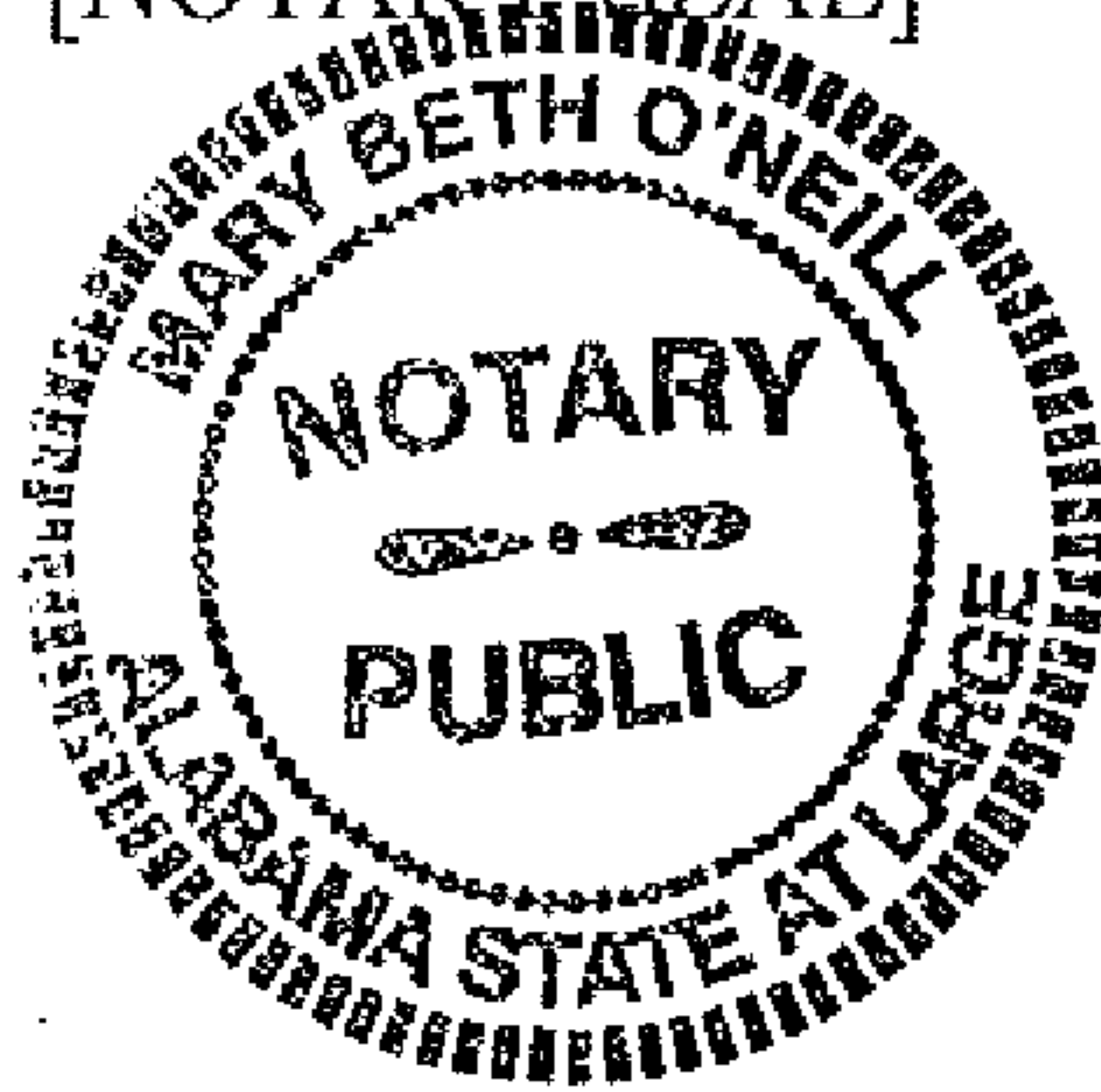
I, the undersigned Notary Public in and for said County in said State, hereby certify that JASON GLENN ANDERSON, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2025.


Notary Public

[NOTARY SEAL]

My commission expires: 12-23-25



IN WITNESS WHEREOF, the Buyer has executed this Bill of Sale, Quitclaim Deed and Termination of Ground Lease as of the 20th day of February, 2025.

BUYER:

**CARMEUSE LIME & STONE, INC. f/k/a
DRAVO LIME, INC.**

By: 

Name: Nicholas Bonarrigo

Title: Vice President Legal & Environmental

STATE OF PENNSYLVANIA)

COUNTY OF ALLEGHENY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Nicholas Bonarrigo, whose name as Vice President Legal & Environmental of CARMEUSE LIME & STONE, INC. f/k/a DRAVO LIME, INC., a Delaware corporation, is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing document, he, as such officer and with full authority, executed the same voluntarily for an as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 20 day of February, 2025.


Notary Public

[NOTARY SEAL]

My commission expires: May 17, 2028

Commonwealth of Pennsylvania - Notary Seal
Nicole Kaiser Caldwell, Notary Public
Allegheny County
My commission expires May 17, 2028
Commission number 1443956
Member, Pennsylvania Association of Notaries

EXHIBIT A

Legal Description; Exceptions

Lot 1, according to the Survey of LeCroy Estates, as recorded in Map Book 15, Page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT ONLY TO:

1. Taxes for the current tax year which are a lien but not yet due and payable.
2. Easement, Building Line(s), Notes and Restrictions as shown on recorded map(s) in Map Book 15, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Restrictions appearing of record in Real Volume 157, Page 178, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Inst. # 1992-8056, Real Volume 157, Page 178 and Deed Book 117, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of Way as set out in Deed Book 17, Page 537, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 157, Page 178, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2025 08:05:59 AM
\$38.00 JOANN
20250224000052690

Allen S. Bayl