

This Instrument was Prepared by:

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

Send Tax Notice To: Blazebilt Farms, LLC
3025 Wilson Street
Pelham, AL 35124

CORPORATION STATUTORY
WARRANTY DEED

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

That in consideration of the sum of **Two Hundred Eighty Thousand Dollars and No Cents (\$280,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **The Westervelt Company, A Delaware corporation**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Blazebilt Farms, 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

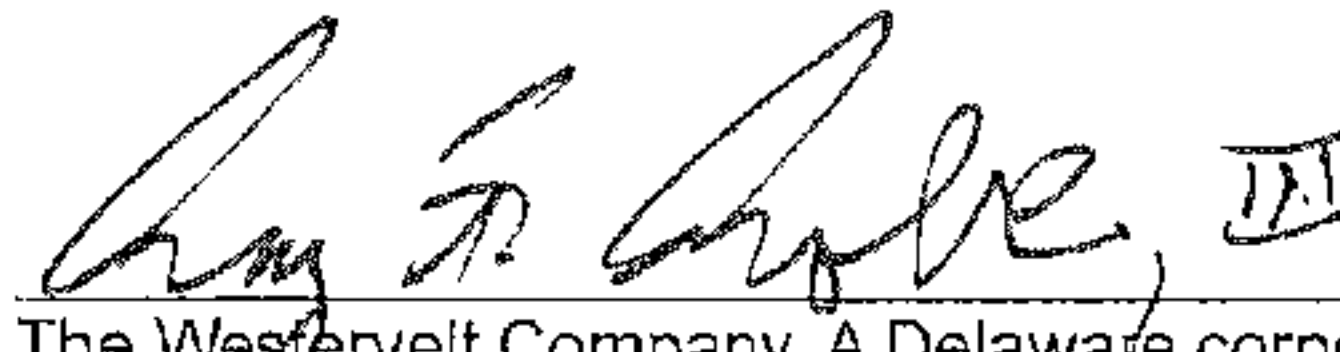
This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$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.

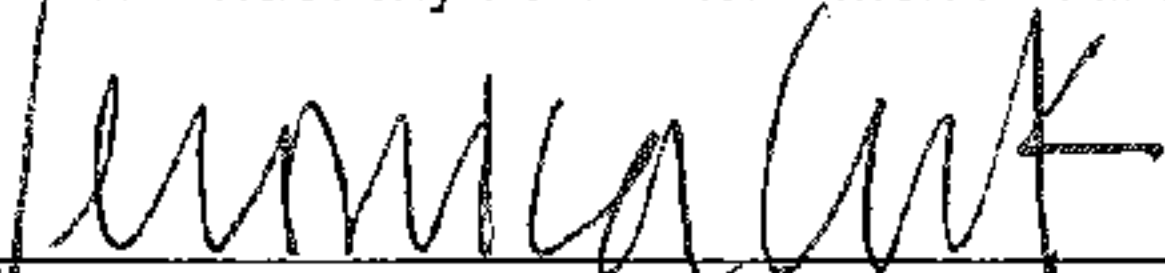
AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, Secretary and General Counsel, who is/ are authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of February, 2025.


The Westervelt Company, A Delaware corporation
By: Ray F. Robbins III
As: Vice President, Secretary and General Counsel

State of Alabama
County of Tuscaloosa
I, Veronica Cook, a Notary Public in and for said County in said State, hereby certify that Ray F. Robbins III as Vice President, Secretary and General Counsel of The Westervelt Company, A Delaware corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 19th day of February, 2025.


Notary Public, State of Alabama

My Commission Expires: 4-21-25

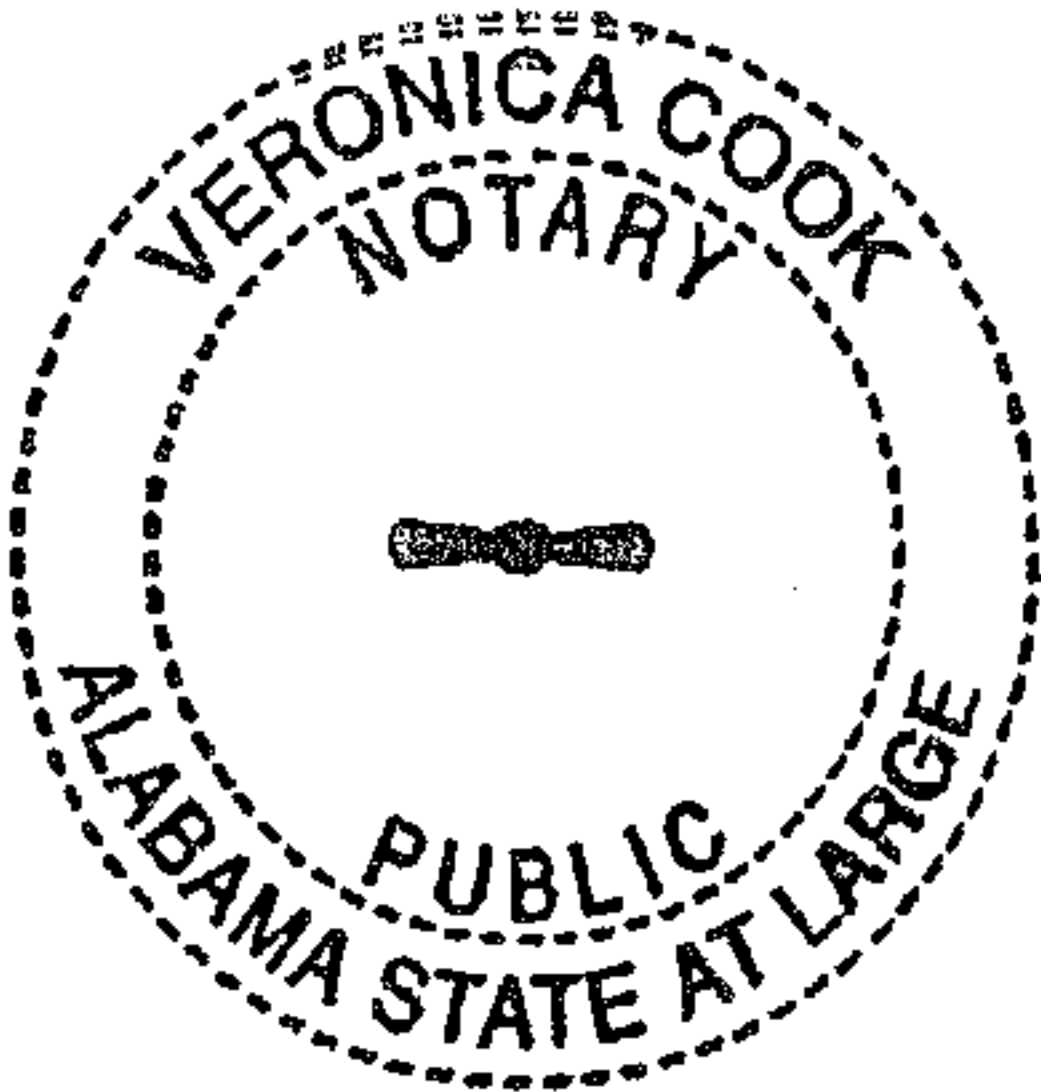


EXHIBIT "A"
LEGAL DESCRIPTION

The SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4, Section 29, Township 21 South, Range 3 West, Shelby County, Alabama.

Seller hereby reserves from the sale of the Property for itself and its successors and assigns, all interest in oil, gas, and other liquid or gaseous hydrocarbons including, without limitations, coal seam gas, coal; sand; gravel; clay; lignite; ironstone; limestone; dolomitic limestone and minerals of every nature, kind or description whatsoever now or hereafter susceptible to commercial exploitation in or upon the Property, together with the usual and customary rights of ingress and egress to and from the lands for the purpose of exploring for such Mineral Resources by any and all means and for developing, producing, extracting or removing therefrom by any means now in use or hereafter developed, including by surface and subsurface mining methods all such Mineral Resources, and to store, save, transport, treat, process, market or otherwise utilize such Mineral Resources so produced. It is also understood Seller reserves all right to use the pore spaces associated with the Property and all rights to store and sequester carbon and other greenhouse gases in, on and under the Property.

