

This Instrument Prepared By:
Susan Bird
Eversheds Sutherland (US) LLP
999 Peachtree Street, NE
Atlanta, GA 30309-3996
Telephone: (404) 853-8000

When recorded return to:
Justin Smitherman
Alabama Law Services, LLC
173 Tucker Rd STE 201
Helena, AL 35080

STATE OF ALABAMA

COUNTY OF SHELBY

Cross Reference: Instr. #20250428000125170

CORRECTIVE STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **FOR AND IN CONSIDERATION** of the sum of TWO MILLION FIVE HUNDRED EIGHT THOUSAND TWO HUNDRED TWO AND NO/100 DOLLARS (\$2,508,202.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **REDSTONE TIMBERCO LLC**, a Delaware limited liability company, duly authorized by law to transact business in the State of Alabama, herein after referred to as the “**Grantor**,” does hereby GRANT, BARGAIN, SELL and CONVEY unto **WESTERN REI, LLC**, an Alabama limited liability company, hereinafter referred to as the “**Grantee**,” its successors and assigns, the real property (the “Property”) situated, lying and being in the County of Shelby and State of Alabama, as described on **EXHIBIT A** attached hereto and incorporated herein, and (i) any improvements thereon, and (ii) all timber growing thereon, subject to the terms of **EXHIBIT C** attached hereto and incorporated herein, and (iii) all roads, bridges and other infrastructure improvements thereon (to the extent owned by Grantor), and (iv) all minerals that may be owned by Grantor, including sand, clay or gravel of any kind or nature, and (v) any other privileges, easements, covenants and other rights appertaining thereto (collectively, the “Premises”).

Without expanding by implication the limited warranty set forth herein, this conveyance and the warranty of title set forth herein are made subject to the matters set forth on **EXHIBIT B** attached hereto and incorporated herein, to the extent, and only to the extent, that the same may

still be in force and effect and applicable to the Property, said exhibit being incorporated herein by reference for all purposes (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Premises, together with the privileges and appurtenances thereunto properly belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to Warrant and Forever Defend, all and singular the Premises unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or to claim the same, or any part thereof, by, through and under Grantor, but not otherwise, and subject to the matters set forth herein.

The conveyance of any minerals conveyed to Grantee herein is hereby made by Grantor purely by quitclaim and accepted by Grantee without any warranty by Grantor, either express or implied, without recourse against Grantor.

The effective date of this conveyance shall be April 28, 2025 (the "Effective Date").

Address of Grantor:

31 Inverness Center Parkway, Suite 200
Birmingham, AL 35242
(800) 995-9516

Address of Grantee:

3360 Davey Allison Blvd.
Hueytown, AL 35023


This Corrective Statutory Warranty Deed is executed and recorded for the sole purpose of correcting the legal description to that certain Statutory Warranty Deed dated April 28, 2025 and recorded in the Official Public Records of the Judge of Probate of Shelby County, Alabama as Instrument Number 20250428000125170 (the "Original Deed"), which, due to scrivener's error, incorrectly described the Property as being in Township 20, when it is in Township 21. For the avoidance of doubt, no additional consideration has been given, all terms and conditions of the Original Deed remain in full force and effect, and the only change to the Original Deed intended by this Corrective Deed is to correct said Township reference.

BALANCE OF PAGE INTENTIONALLY LEFT BLANK

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has signed and sealed this corrective deed on this the 15th day of May, 2025, but so as to be effective on the Effective Date set forth above.

Redstone TimberCo LLC, a Delaware limited liability company

By: 
Name: Charlie Cornish

Title: Executive Vice President

STATE OF ALABAMA

COUNTY OF SHELBY

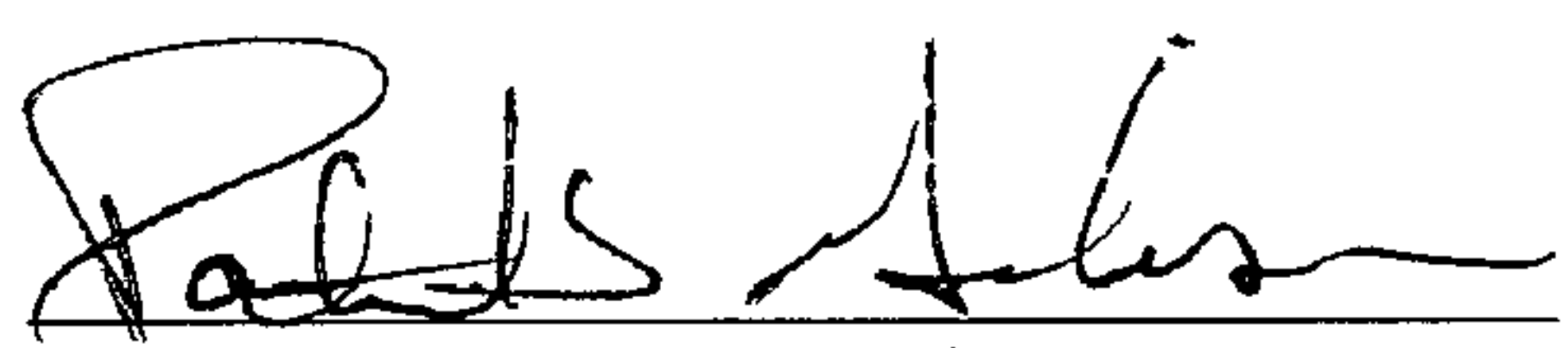
)
) **ACKNOWLEDGEMENT**
)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Charlie Cornish, whose name as Executive Vice President of Redstone TimberCo LLC, a Delaware limited liability company, 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 said instrument, he, with full authority as such officer, executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 15th day of May, 2025.

My commission expires:

02-23-2028
(SEAL)


Notary Public of Alabama

Printed Name: Patrick Gibson

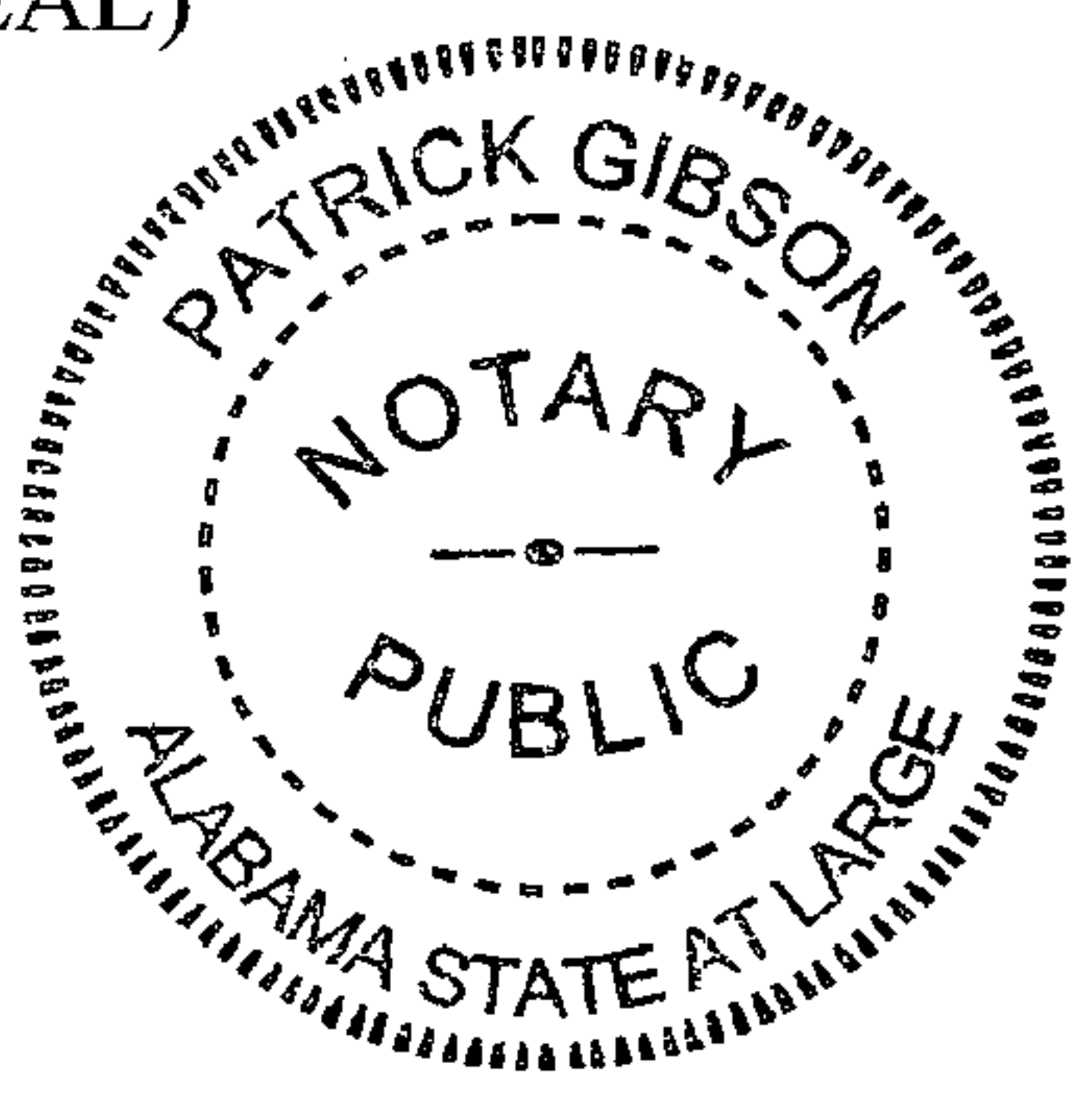


EXHIBIT A**LEGAL DESCRIPTION**

A parcel of land, lying in the West 1/2 of Section 17, the West 1/2 of Section 20, the West 1/2 of Section 29, the Southeast 1/4 of Section 18, the Northeast 1/4 and the East 1/2 of the Southeast 1/4 of Section 19, and the East 1/2 of the Northeast 1/4 and the East 1/2 of the Southeast 1/4 of Section 30, all in Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 3" capped pipe found and locally accepted to be the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 17, said point being the POINT OF BEGINNING; thence South 00 degrees 15 minutes 59 seconds East for a distance of 13,276.21' to a 2" pipe found at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 29; thence South 01 degrees 11 minutes 37 seconds East along the East line of said 1/4-1/4 section for a distance of 801.46 feet to an iron pin set; thence leaving said East line, North 79 degrees 12 minutes 56 seconds West for a distance of 819.75 feet to a 1/2" capped rebar found stamped "SCS"; thence North 46 degrees 02 minutes 17 seconds West for a distance of 1540.11 feet to a 1/2" capped rebar found stamped "SCS"; thence North 24 degrees 20 minutes 40 seconds West for a distance of 849.84 feet to an iron pin set on the East right of way margin of Setco Mine Road (40' right-of-way); thence along said right-of-way the following thirty-six (36) calls: thence North 22 degrees 08 minutes 03 seconds East for a distance of 101.19 feet to a point on a curve to the right, having a radius of 930.00 feet, a chord bearing of North 29 degrees 58 minutes 04 seconds East and a chord length of 253.51 feet; thence along the arc of said curve for a distance of 254.31 feet to a point; thence North 37 degrees 48 minutes 05 seconds East for a distance of 212.46 feet to a point on a curve to the left, having a radius of 365.00 feet; a chord bearing of North 15 degrees 12 minutes 15 seconds East and a chord length of 280.50 feet; thence along the arc of said curve for a distance of 287.91 feet to a point; thence North 07 degrees 23 minutes 34 seconds West for a distance of 379.79 feet to a point on a curve to the right, having a radius of 2980.00 feet, a chord bearing of North 06 degrees 27 minutes 39 seconds West and a chord length of 96.95 feet; thence along the arc of said curve for a distance of 96.95 feet to a point; thence North 05 degrees 31 minutes 44 seconds West for a distance of 1271.23 feet to a point on a curve to the left, having a radius of 950.00 feet, a chord bearing of North 11 degrees 10 minutes 37 seconds West and a chord length of 186.99 feet; thence along the arc of said curve for a distance of 187.30 feet to a point; thence North 16 degrees 49 minutes 30 seconds West for a distance of 379.79 feet to a point on a curve to the right, having a radius of 270.00 feet, a chord bearing of North 17 degrees 32 minutes 34 seconds East and a chord length of 304.83 feet; thence along the arc of said curve for a distance of 323.91 feet to a point; thence North 51 degrees 54 minutes 38 seconds East for a distance of 543.78 feet to a point on a curve to the left, having a radius of 500.00 feet, a chord bearing of North 35 degrees 49 minutes 55 seconds East and a chord length of 276.96 feet; thence along the arc of said curve for a distance

of 280.62 feet to a point; thence North 19 degrees 45 minutes 12 seconds East for a distance of 433.16 feet to a point on a curve to the right, having a radius of 3680.00 feet, a chord bearing of North 22 degrees 44 minutes 27 seconds East and a chord length of 383.57 feet; thence along the arc of said curve for a distance of 383.74 feet to a point of reverse curve to the left, having a radius of 1420.00 feet, a chord bearing of North 04 degrees 07 minutes 51 seconds East and a chord length of 1045.35 feet; thence along the arc of said curve for a distance of 1070.52 feet to a point of reverse curve to the right, having a radius of 1480.00 feet, a chord bearing of North 08 degrees 55 minutes 25 seconds West and a chord length of 439.72 feet; thence along the arc of said curve for a distance of 441.35 feet to a point; thence North 00 degrees 22 minutes 49 seconds West for a distance of 362.10 feet to a point on a curve to the left, having a radius of 340.00 feet, a chord bearing of North 35 degrees 10 minutes 23 seconds West and a chord length of 388.01 feet; thence along the arc of said curve for a distance of 412.93 feet to a point; thence North 69 degrees 57 minutes 56 seconds West for a distance of 252.27 feet to a point on a curve to the right, having a radius of 740.00 feet; a chord bearing of North 57 degrees 38 minutes 22 seconds West and a chord length of 315.94 feet; thence along the arc of said curve for a distance of 318.39 feet to a point; thence North 45 degrees 18 minutes 49 seconds West for a distance of 282.39 feet to a point on a curve to the left, having a radius of 555.00 feet, a chord bearing of North 52 degrees 36 minutes 05 seconds West and a chord length of 140.81 feet; thence along the arc of said curve for a distance of 141.19 feet to a point of reverse curve to the right, having a radius of 400.00 feet, a chord bearing of North 46 degrees 30 minutes 14 seconds West and a chord length of 185.20 feet; thence along the arc of said curve for a distance of 186.89 feet to a point; thence North 33 degrees 07 minutes 07 seconds West for a distance of 426.00 feet to a point on a curve to the right, having a radius of 280.00 feet, a chord bearing of North 16 degrees 27 minutes 54 seconds West and a chord length of 160.49 feet; thence along the arc of said curve for a distance of 162.77 feet to a point; thence North 00 degrees 11 minutes 18 seconds East for a distance of 225.98 feet to a point on a curve to the right, having a radius of 1180.00 feet, a chord bearing of North 10 degrees 47 minutes 33 seconds East and a chord length of 434.29 feet; thence along the arc of said curve for a distance of 436.78 feet to a point; thence North 21 degrees 23 minutes 47 seconds East for a distance of 351.57 feet to a point on a curve to the right, having a radius of 1515.00 feet, a chord bearing of North 31 degrees 59 minutes 47 seconds East and a chord length of 557.37 feet; thence along the arc of said curve for a distance of 560.56 feet to a point of reverse curve to the left, having a radius of 2520.00 feet, a chord bearing of North 37 degrees 40 minutes 08 seconds East and a chord length of 432.91 feet; thence along the arc of said curve for a distance of 433.44 feet to a point of reverse curve to the right, having a radius of 490.00 feet, a chord bearing of North 51 degrees 31 minutes 34 seconds East and a chord length of 315.58 feet; thence along the arc of said curve for a distance of 321.30 feet to a point; thence North 70 degrees 18 minutes 40 seconds East for a distance of 637.86 feet to a point on a curve to the left, having a radius of 405.00 feet, a chord bearing of North 42 degrees 55 minutes 11 seconds East and a chord length of 372.66 feet; thence along the arc of said curve for a distance of 387.24 feet to a point; thence North 15 degrees 31 minutes 41

seconds East for a distance of 175.16 feet to a point on a curve to the left, having a radius of 385.00 feet, a chord bearing of North 11 degrees 42 minutes 42 seconds West and a chord length of 352.44 feet; thence along the arc of said curve for a distance of 366.08 feet to a point; thence North 38 degrees 57 minutes 06 seconds West for a distance of 298.70 feet to an iron pin set at the intersection of said East right-of-way margin of said Setco Mine Road with the Southeast right-of-way margin of Shelby County Highway 260 (80' right-of-way); thence along the Southeast right-of-way margin of said Shelby County Highway 260 for the following four (4) calls: thence with a curve to the left, having a radius of 290.00 feet, a chord bearing of North 32 degrees 42 minutes 42 seconds East and a chord length of 118.65 feet; thence along the arc of said curve for a distance of 119.50 feet to a point; thence North 20 degrees 54 minutes 25 seconds East for a distance of 214.46 feet to a point on a curve to the right, having a radius of 810.00 feet, a chord bearing of North 35 degrees 16 minutes 07 seconds East and a chord length of 401.83 feet; thence along the arc of said curve for a distance of 406.07 feet to a point; thence North 49 degrees 37 minutes 50 seconds East for a distance of 384.11 feet to an iron pin set at the intersection of said right-of-way margin with the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 17; thence along the North line of said Section 17 the following two (2) calls: thence South 88 degrees 43 minutes 34 seconds East for a distance of 49.63 feet to a 1" open pipe found; thence South 88 degrees 59 minutes 07 seconds East for a distance of 242.84 feet to the POINT OF BEGINNING. Containing 533.66 acres, more or less.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County. No underground gas wells have been located.

All of which being a portion of the property conveyed by John Hancock Life Insurance Company (U.S.A.) to Redstone TimberCo LLC by deed dated November 15, 2022 and recorded as Instrument No. 20221118000427780

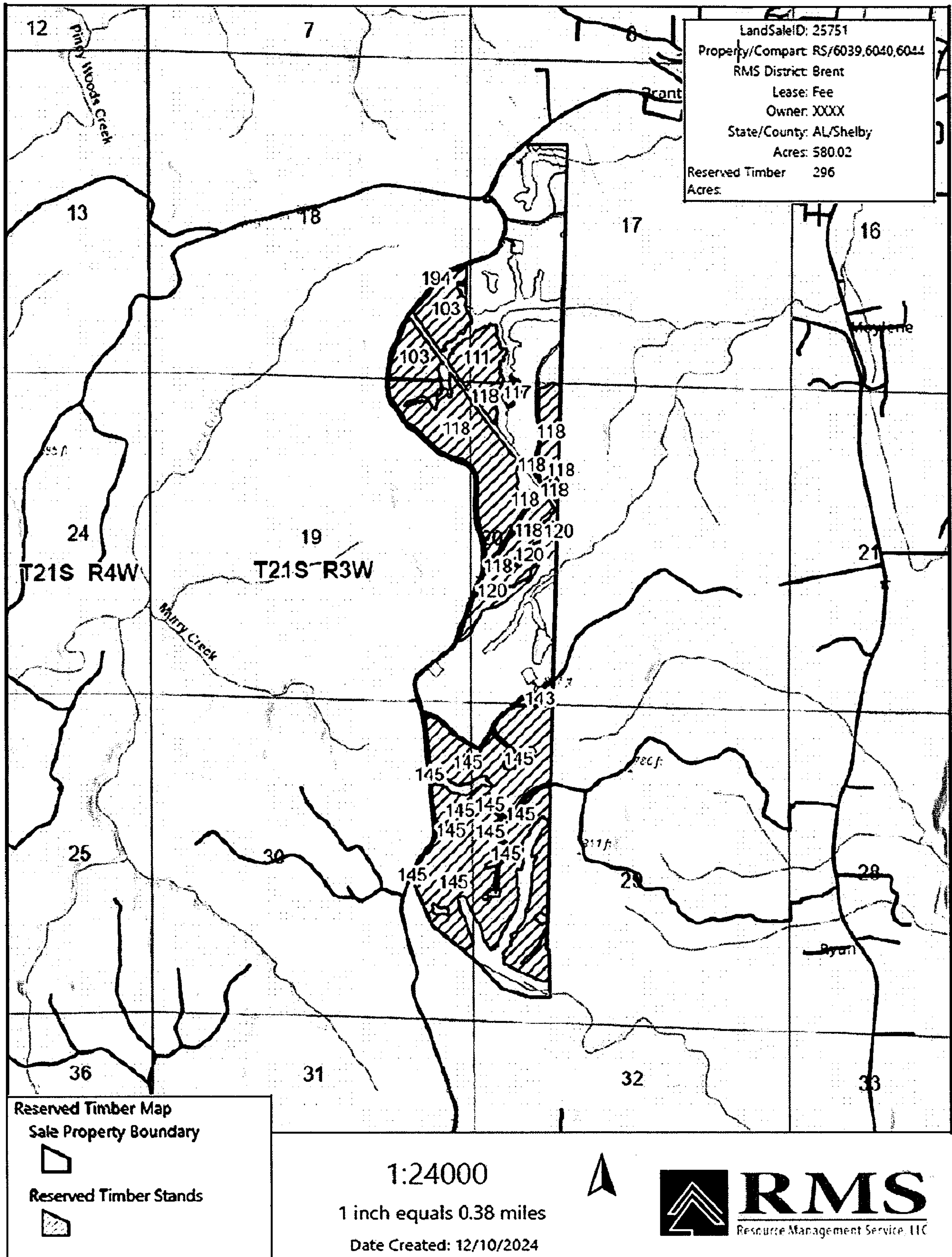
EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad valorem taxes not yet due and payable.
2. All existing zoning restrictions.
3. All matters that would be revealed by an accurate survey of the Property.
4. Riparian rights of others in and to any creeks, rivers, lakes or streams located on the Property.
5. All prior conveyances, transfers and reservations of oils, gas, coal, lignite, clay, sand, coal bed methane and other minerals of any kind or character or any interest therein.
6. All matters appearing in the public records of Shelby County, properly indexed, and in the chain of title to the Property, or any portion of the Property.
7. Rights of third persons and/or public authorities and utilities in and to that portion of the Property located within the boundaries of roads, highways, easements, and rights-of-way, whether of record, on the ground or acquired through prescription.
8. The terms of **Exhibit C** attached hereto.

EXHIBIT C
TIMBER RESERVATION

1. **Reservation.** Grantor will reserve timber rights on the portions of the Property more particularly depicted in cross-hatch on the map attached hereto, for a period of two (2) years following the Effective Date of this Deed, as the same may be extended or earlier terminated as provided herein (the "Reservation Period"), together with the right of access to the Property for purposes of thinning, clear-cut harvesting, cutting, piling, and removing said timber in the usual and customary manner.
2. **Operations.** In conducting its operations on the Property, Grantor will comply with the Best Management Practices promulgated or customary in the State where the Property is located, and Grantor will repair any damage to roads on the Property caused by Grantor's operations during the Reservation Period. Except as may be limited or directed by said State Best Management Practices, Grantor will be solely responsible for determining and directing the manner in which it conducts business on the Property, including without limitation time and manner of access and operations, and Grantee will have no rights whatsoever to limit, restrict, dictate, supervise, or otherwise direct Grantor's operations on the Property, except as may be otherwise expressly provided herein. Grantee shall not construct fences or engage in any other activities that would interfere with Grantor's rights to access the Property for purposes of the rights reserved to Grantor set forth herein.
3. **Force Majeure.** If Grantor is unable to perform its operations on the Property at any time during the Reservation Period on account of severe weather, storms, fire, other acts of God, labor strikes, governmental restrictions, or any similar matters outside of Grantor's control, the Reservation Period will be extended for such additional time as may be reasonably necessary for Grantor to complete its operations. Grantor will notify Grantee of any delays caused by said events of force majeure.
4. **Early Termination and Partial Release.** If Grantor completes its operations on the Property prior to the natural expiration of the Reservation Period, Grantor may provide written notice of said completion to Grantee, whereupon the Reservation Period will terminate automatically as of the date of Grantor's notice, Grantor's rights of access to the Property for harvesting, cutting and other operations will terminate, and title to the remaining timber on the Property, if any, will automatically revert to Grantee. In addition, Grantor may, at its sole election, provide such notice of completion of operations as to a portion or portions of the Property, whereupon the Reservation Period will terminate as to such portion or portions of the Property (collectively, the "Released Tract") but remain in effect for the remainder of the Property until expiration or earlier termination as provided herein.
5. **Release of Liability.** Upon the expiration or earlier termination of the Reservation Period, Grantor will be automatically released from all liability to Grantee and any other party with respect to the Property (or the Released Tract, as applicable) and Grantor's operations thereon, including without limitation damage to persons or to any portion of the Property or Released Tract, as applicable. Notwithstanding such automatic release and termination, upon request by either party, the parties will execute written releases of the timber reservation described herein, which shall be in recordable form. One or more releases may be requested from time to time as to a Released Tract prior to expiration or termination of the Reservation Period as to the entire Property. The requesting party may, at its sole cost, cause such release to be recorded in the records of the County or Parish where the Property is located.



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Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/05/2025 12:32:05 PM
 \$50.00 JOANN
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Allen S. Bayl