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Shelby Cnty Judge of Probate, AL
05/29/2025 10:46:03 AM FILED/CERT

COUNTY OF SHELBY §
STATE OF ALABAMA §

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STATUTORY WARRANTY DEED

R. E. No. 8513 CH01

THIS INDENTURE, made this 22 day of MAY, 2025, 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 **JAMES MARK CLAYTON**, having an address 115 River Run Road, Childersburg, AL 35044 and telephone number of (____) ____-____.

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

Grantor's Name: Cahaba Forests, LLC
Mailing Address: 197 Clarendon Street, C-08-99
Boston, MA 02116-5010

Grantee's Name: James Mark Clayton
Mailing Address: 115 River Run Road
Childersburg, AL 35044

Property Address: 4.61 Acres, Section 12, Township 20 South, Range 2 East, Shelby County, Alabama
Date of Sale: May 23, 2025
Total Purchase of Property: \$375,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Sales Contract.

WITNESSETH, that the Grantor, for the sum of **THREE HUNDRED SEVENTY FIVE THOUSAND DOLLARS AND NO/100 (\$375,000.00) DOLLARS**, and other good and valuable



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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 U.S. ALLIANCE COOSA PINES CORPORATION, a Alabama corporation ("Grantor") and Cahaba Forests, LLC, a Delaware limited liability company ("Grantee"), dated February 10, 2000, recorded in the office of the Judge of Probate of Shelby County, Alabama on February 14, 2000 and recorded under Instrument #2000-04451 (the "Vesting Deed"), as corrected by that certain Corrective Statutory Warranty Deed dated May 11, 2001 by and between said parties, and filed of record May 30, 2001 as Instrument number 2001-21744 of said land records office in Shelby County, Alabama.

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 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.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Grantor has executed the foregoing deed as of the day and year first-above written.

CAHABA FORESTS, LLC,
a Delaware limited liability company

By: Manulife Investment Management
Timberland and Agriculture Inc
Its: Manager

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

ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA)
) ss
COUNTY OF MECKLENBURG)

I, **THE UNDERSIGNED NOTARY PUBLIC**, in and for said County and State, hereby certify that Derek K. Solmie whose name as Director, Dispositions and Acquisitions of Manulife Investment Management Timberland and Agriculture Inc, a Delaware corporation, on behalf of Cahaba Forests, LLC, a Delaware limited liability company, as its Manager, signed to the foregoing instrument and who is known to me (or satisfactorily proven), acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for its stated purposes (on the day the same bears date) on behalf of such entities for and as the act of said entities.

Given under my hand and official seal on this 22 date of MAY, 2025.

[Signature]
Notary Public

(Seal)

CHARLOTTE A. HAMILTON
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
December 10, 2028

My commission expires: 12/10/2028



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EXHIBIT "A"

Legal Description

Shelby County, Alabama Tax Assessor Parcel #17 1 12 0 000 007.001

From Cahaba Forests, LLC Vesting Deed found in the Shelby County (Alabama) Judge of Probate deed room, Instrument #2000-04451 beginning on page 6 of Exhibit "A":

A parcel of land more particularly described as follows:
Commence at a 2 1/2 inch open top pipe in place accepted as the Southwest corner of Section 12, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North 01 deg. 00 min. 11 sec. East along the West boundary of said quarter Section for a distance of 1326.12 feet to a 2 1/2 inch open top pipe in place accepted as the Northwest corner of the Southwest One-fourth of the Southwest One-fourth of Section 12, Township 20S South, Range 2 East; thence proceed South 89 deg. 47 min. 15 sec. East along the North boundary of said quarter-quarter section for a distance of 1325.10 feet to a 2 1/2 inch open top pipe in place accepted as the Northwest corner of the Southeast One-fourth of the Southwest One-fourth of said section; thence proceed South 88 deg. 52 min. 08 sec. East along the North boundary of said Southeast One-fourth of the Southwest One-fourth for a distance of 1375.25 feet to a 6 inch creosote post in place; thence proceed South 01 deg. 42 min. 05 sec. West along the accepted East boundary of the Southeast One-fourth of the Southwest One-fourth for a distance of 284.71 feet (set 1/2 inch rebar), said point being the point of beginning. From this beginning point continue South 01 deg. 42 min. 05 sec. West along a fence for a distance of 414.96 feet (set 1/2 inch rebar) to a point on the Northerly right of way of Alabama Highway 76; thence Southwesterly along the Northerly right of way of said highway for a chord bearing and distance of South 78 deg. 04 min. 28 sec. West 481.95 feet (set 1/2 inch rebar); thence proceed North 01 deg. 31 min. 14 sec. East along a fence for a distance of 425.46 feet (set 1/2 inch rebar); thence proceed North 79 deg. 19 min. 38 sec. East along a fence for a distance of 480.86 feet to the point of beginning.