

This Instrument was Prepared by: Send Tax Notice To: Lhoist North America of Alabama, LLC

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

File No.: MV-25-30744

WARRANTY DEED

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

That in consideration of the sum of **Six Million Sixty Two Thousand Four Hundred Twenty Four Dollars and No Cents (\$6,062,424.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Paul B. Smith, a married man, Simon Luke Smith, a married man, James B. Smith, a married man and Patricia L. Smith, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lhoist North America of Alabama, 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

**Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**  
**No part of the homestead of the Grantors herein or spouse, if any.**  
\$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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of

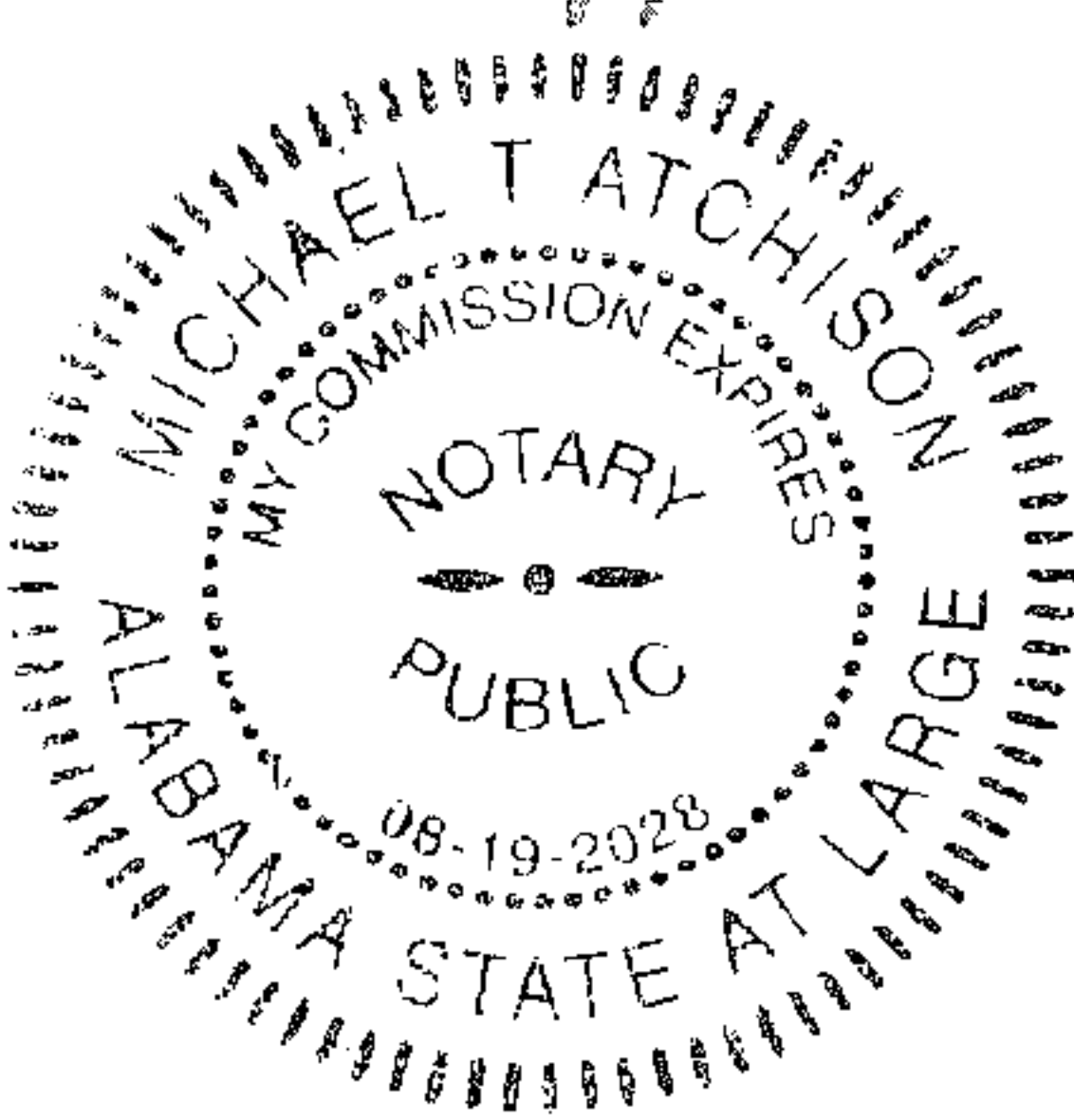
Sept  
2025  
Paul B. Smith  
Paul B. Smith  
Simon Luke Smith  
Simon Luke Smith  
James B. Smith  
James B. Smith  
Patricia L. Smith  
Patricia L. Smith

State of Alabama  
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Paul B. Smith, Simon Luke Smith, James B. Smith, and Patricia L. Smith, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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

Michael T. Atchison  
Notary Public, State of Alabama  
8-19-28  
My Commission Expires: August 19, 2028

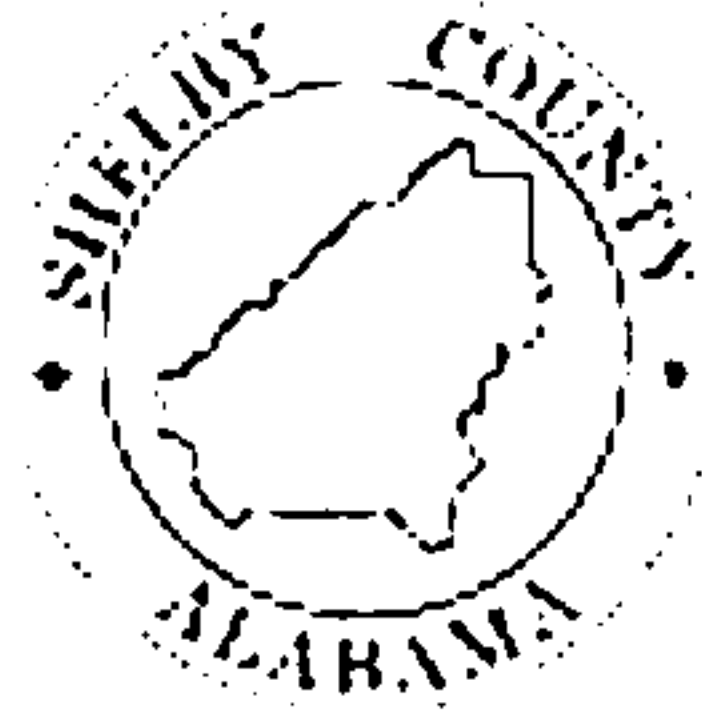


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A lot or parcel of land located in the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, Township 24 North, Range 12 East, Shelby County, Alabama, and being more particularly described as follows:

Beginning at an open top pipe marking the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama; thence North 12 degrees 10 minutes 33 seconds East for a distance of 31.97 feet to a point; thence North 02 degrees 00 minutes 07 seconds West for a distance of 1050.22 feet to a point; thence North 16 degrees 57 minutes 23 seconds West for a distance of 156.73 feet to a point; thence North 24 degrees 23 minutes 58 seconds West for a distance of 164.94 feet to a point; thence North 37 degrees 55 minutes 15 seconds West for a distance of 63.04 feet to a point; thence South 86 degrees 27 minutes 09 seconds West for a distance of 97.53 feet to a point; thence North 07 degrees 22 minutes 29 seconds East for a distance of 130.53 feet to a point; thence North 07 degrees 49 minutes 49 seconds East for a distance of 232.28 feet to a point; thence North 05 degrees 05 minutes 33 seconds East for a distance of 888.95 feet to a point; thence North 89 degrees 04 minutes 49 seconds East for a distance of 1399.59 feet to a point; thence South 86 degrees 20 minutes 09 seconds East for a distance of 2634.66 feet to a point; thence South 02 degrees 04 minutes 48 seconds East for a distance of 2633.02 feet to a point; thence North 87 degrees 21 minutes 11 seconds West for a distance of 2649.94 feet to a point; thence South 89 degrees 21 minutes 44 seconds West a distance of 1324.64 feet to the point of beginning.

According to survey of Anthony Scott Manary, PLS #35345, dated September 5, 2025..



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/22/2025 12:30:54 PM  
 \$6092.50 KELSEY  
 20250922000290770

*Allen S. Bayl*

### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Paul B. Smith Simon Luke Smith James B. Smith Patricia L. Smith	Grantee's Name	Lhoist North America of Alabama, LLC
Mailing Address	<u>4265 Hwy 18</u> <u>Monticello, AL 35115</u>	Mailing Address	_____
Property Address	0 County Road 8 Wilton, AL 35187	Date of Sale	September 19, 2025
		Total Purchase Price	\$6,062,424.00
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	_____

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 type="checkbox"/> Other
<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 of 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).

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 § 40-22-1 (h).

Date September 16, 2025

Print Paul B. Smith

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1