

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**

**STATUTORY WARRANTY DEED**  
**WITH TIMBER RESERVATION**

**KNOW ALL MEN BY THESE PRESENTS:**

That **FOR AND IN CONSIDERATION** of the sum of FIVE MILLION NINE HUNDRED NINETY-FOUR THOUSAND SIX HUNDRED FIFTY-ONE AND NO/100 DOLLARS (\$5,994,651.00) 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 December 8, 2025 (the "Effective Date").

Address of Grantor:

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

Address of Grantee:

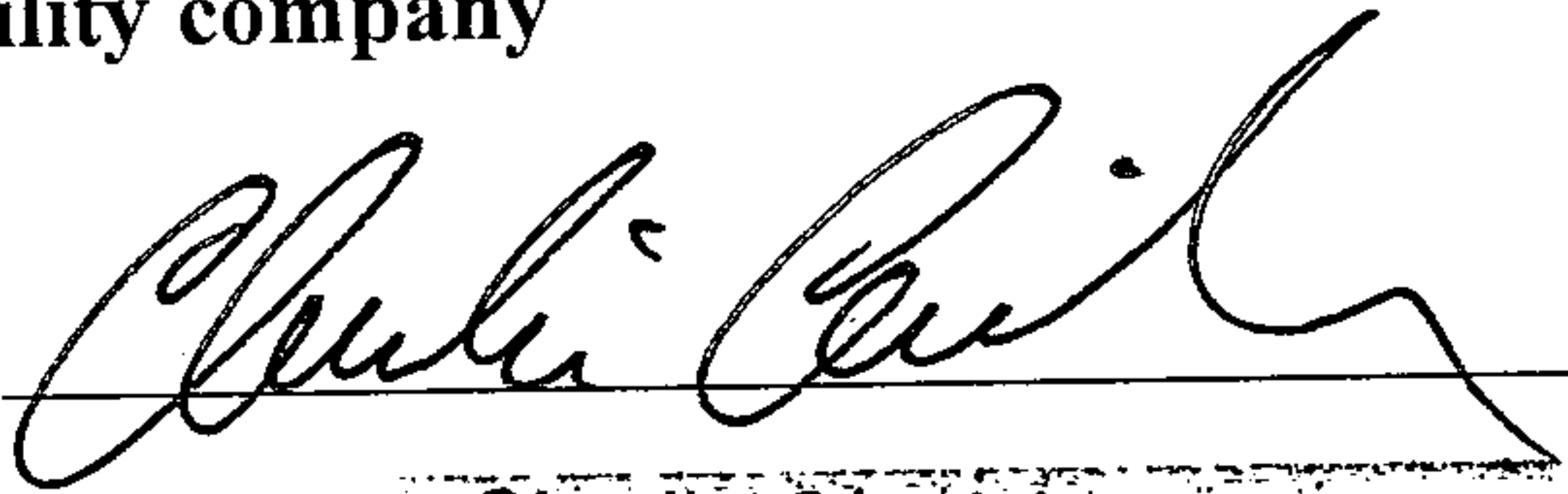
3360 Davey Allison Blvd.  
Hueytown, AL 35023

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[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on this the 3<sup>rd</sup> day of November, 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

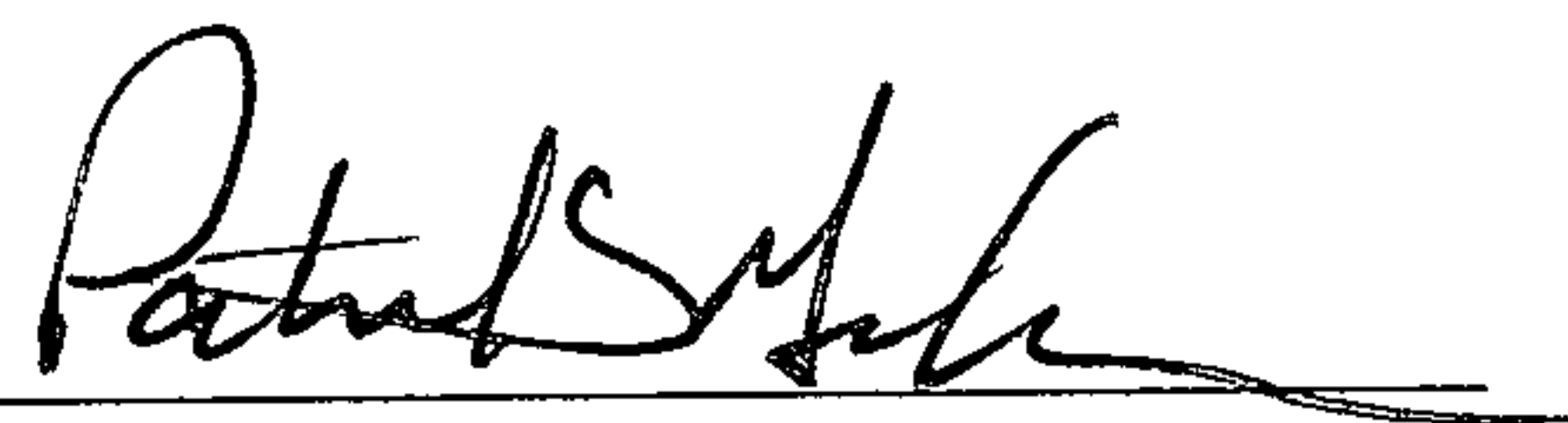
)  
) ACKNOWLEDGEMENT  
)

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.

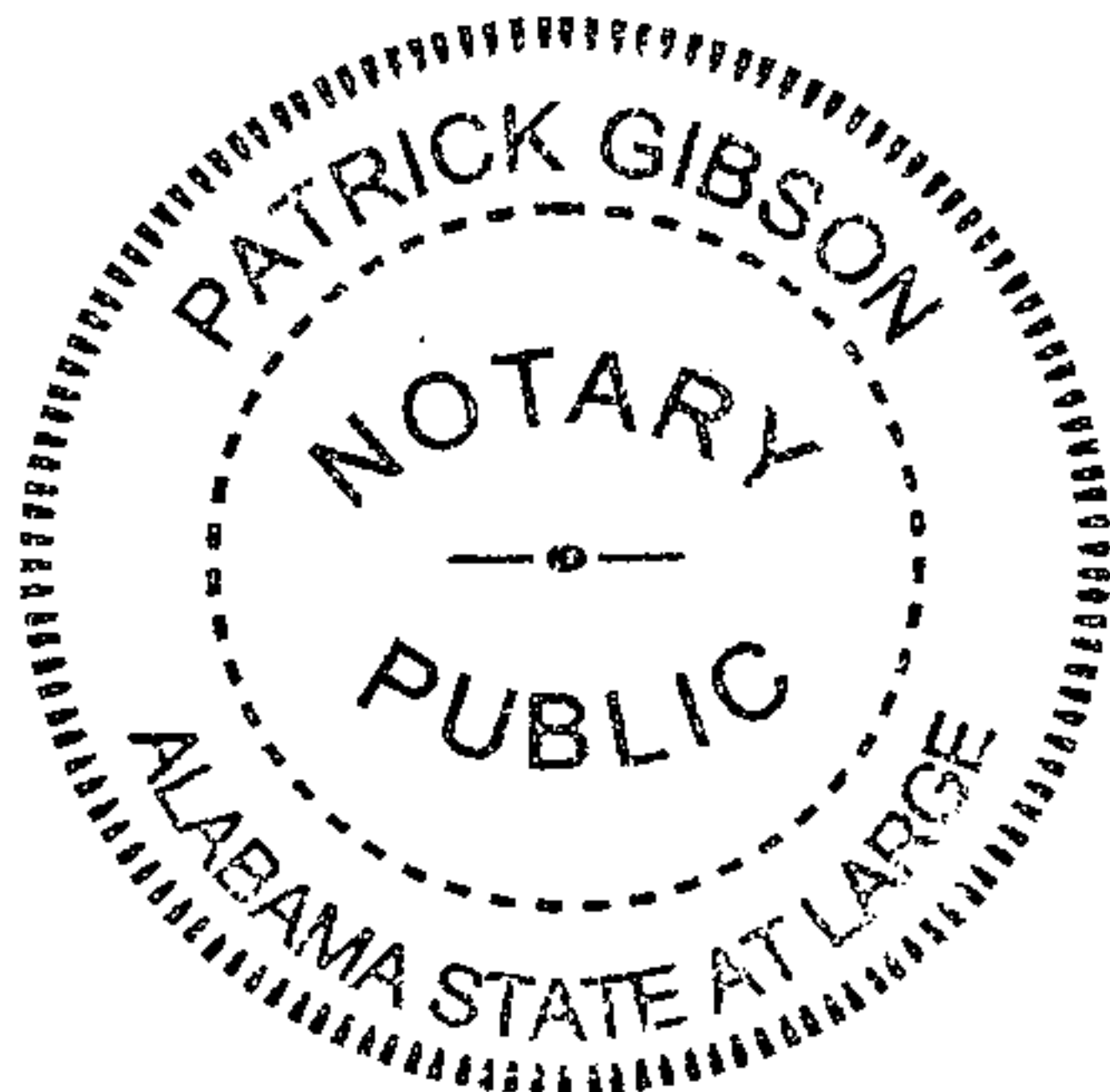
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 3<sup>rd</sup> day of November, 2025.

My commission expires:

02-23-2028  
(SEAL)

  
Notary Public of Alabama

Printed Name: Patrick Gibson





**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1**

A 1,466.19 acre parcel of land, lying in the West 1/2 of the Northwest 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Northwest 1/4 of Section 17, the East 1/2 of Section 18, Section 19, the West 1/2 of the Northwest 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Northwest 1/4, of Section 20, Section 30, all in Township 21 South, Range 3 West, and also lying across the East 1/2 of Section 24, and Section 25, all in Township 21 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 3" capped pipe found and locally accepted to be the Southwest corner of Section 18, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 87 degrees 18 minutes 34 seconds East along the South line of said Section for a distance of 1866.31 feet to a T-post found in a pond and the POINT OF BEGINNING of the parcel herein described; thence South 87 degrees 19 minutes 56 seconds East, continuing along the South line of said Section 18 for a distance of 700.71 feet to a 5/8" capped rebar found at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 18; thence North 00 degrees 29 minutes 59 seconds West along the East line of said 1/4-1/4 section for a distance of 1319.39 feet to a 3" capped pipe found at the Northeast corner of said 1/4-1/4 section, same being the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 18; thence South 87 degrees 21 minutes 46 seconds East along the North line of said 1/4-1/4 section for a distance of 1282.61 feet to a 3" pipe found at the Northeast corner of said 1/4-1/4 section, same being the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 18; thence North 00 degrees 32 minutes 28 seconds West along the West line of said 1/4-1/4 section for a distance of 1805.28 feet to an iron pin set on the South right-of-way margin of Shelby County Highway 260 (80' right-of-way); thence South 81 degrees 03 minutes 18 seconds East along said right-of-way for a distance of 1356.54 feet to a point on a curve to the left, having a radius of 300.00 feet, a chord bearing of North 89 degrees 10 minutes 55 seconds East and a chord length of 101.75 feet; thence along the arc of said curve, continuing along said right-of-way, for a distance of 102.24 feet to a point; thence North 79 degrees 25 minutes 07 seconds East, continuing along said right-of-way for a distance of 46.93 feet to a point on a curve to the left, having a radius of 291.10 feet, a chord bearing of North 62 degrees 00 minutes 31 seconds East and a chord length of 174.20 feet; thence along the arc of said curve, continuing along said right-of-way, for a distance of 176.91 feet to an iron pin set at the intersection of said right-of-way and the East right-of-way margin of Setco Mine Road (40' right-of-way); thence along the East right-of-way margin of Setco Mine Road the following thirty-six (36) courses: South 38 degrees 57 minutes 06 seconds East for a distance of 298.66 feet to a point on a curve to the right, having a radius of 366.08 feet, a chord bearing of South 11 degrees 42 minutes 42 seconds East 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 South 15 degrees 31 minutes 41 seconds West for a distance of 175.16 feet to a point on a curve to the right, having a radius of 405.00 feet, a chord bearing of South 42 degrees 55 minutes 11 seconds West 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 South 70 degrees 18 minutes 40 seconds West for a distance of 637.86 feet to a point on a curve to the left, having a radius of 490.00 feet, a chord bearing of South 51 degrees 31 minutes 34 seconds West 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 of reverse curve to the right, having a radius of 2520.00 feet, a chord bearing of South 37 degrees 40 minutes 08 seconds West 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 left, having a radius of 1515.00 feet, a chord bearing of South 31 degrees 59 minutes 47 seconds West 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; thence South 21 degrees 23 minutes 47 seconds West for a distance of 351.57 feet to a point on a curve to the left, having a radius of 1180.00 feet, a chord bearing of South 10



degrees 47 minutes 33 seconds West 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 South 00 degrees 11 minutes 18 seconds West for a distance of 225.98 feet to a point on a curve to the left, having a radius of 280.00 feet, a chord bearing of South 16 degrees 27 minutes 54 seconds East 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 South 33 degrees 07 minutes 07 seconds East for a distance of 426.00 feet to a point on a curve to the left, having a radius of 400.00 feet, a chord bearing of South 46 degrees 30 minutes 14 seconds East 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 of reverse curve to the right, having a radius of 555.00 feet, a chord bearing of South 52 degrees 36 minutes 05 seconds East 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; thence South 45 degrees 18 minutes 49 seconds East for a distance of 282.39 feet to a point on a curve to the left, having a radius of 740.00 feet, a chord bearing of South 57 degrees 38 minutes 22 seconds East 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 South 69 degrees 57 minutes 56 seconds East for a distance of 252.27 feet to a point on a curve to the right, having a radius of 340.00 feet, a chord bearing of South 35 degrees 10 minutes 23 seconds East 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 South 00 degrees 22 minutes 49 seconds East for a distance of 362.10 feet to a point on a curve to the left, having a radius of 1480.00 feet, a chord bearing of South 08 degrees 55 minutes 25 seconds East 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 of reverse curve to the right, having a radius of 1420.00 feet, a chord bearing of South 04 degrees 07 minutes 51 seconds West 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 left, having a radius of 3680.00 feet, a chord bearing of South 22 degrees 44 minutes 27 seconds West and a chord length of 383.57 feet; thence along the arc of said curve for a distance of 383.74 feet; thence South 19 degrees 45 minutes 12 seconds West for a distance of 433.16 feet to a point on a curve to the right, having a radius of 500.00 feet, a chord bearing of South 35 degrees 49 minutes 55 seconds West 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 South 51 degrees 54 minutes 38 seconds West for a distance of 543.78 feet to a point on a curve to the left, having a radius of 270.00 feet, a chord bearing of South 17 degrees 32 minutes 34 seconds West 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 South 16 degrees 49 minutes 30 seconds East for a distance of 379.79 feet to a point on a curve to the right, having a radius of 950.00 feet, a chord bearing of South 11 degrees 10 minutes 37 seconds East 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 South 05 degrees 31 minutes 44 seconds East for a distance of 1271.23 feet to a point on a curve to the left, having a radius of 2980.00 feet, a chord bearing of South 06 degrees 27 minutes 39 seconds East 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 South 07 degrees 23 minutes 34 seconds East for a distance of 379.79 feet to a point on a curve to the right, having a radius of 365.00 feet, a chord bearing of South 15 degrees 12 minutes 15 seconds West 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 South 37 degrees 48 minutes 05 seconds West for a distance of 212.46 feet to a point on a curve to the left, having a radius of 930.00 feet, a chord bearing of South 29 degrees 58 minutes 04 seconds West 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 South 22 degrees 08 minutes 03 seconds West for a distance of 101.19 feet to an iron pin set; thence leaving said right-of-way, North 24 degrees 20 minutes 40 seconds West for a distance of 1225.01 feet to a 1/2" capped rebar found stamped "SCS"; thence North 01 degrees 10 minutes 45 seconds West for a distance of 445.23 feet to a 1/2" capped rebar found stamped "SCS"; thence North 30 degrees 06 minutes 32 seconds West for a distance of 402.95 feet to a 1/2" capped rebar found stamped "SCS"; thence North 07 degrees 33 minutes 57 seconds East for a distance of 529.45 feet to a 1/2" capped rebar found stamped "SCS"; thence North 63 degrees 08 minutes 00 seconds West for a distance of 194.65 feet to a 1/2" capped rebar found stamped "SCS"; thence North 04 degrees 10 minutes 08 seconds East for a distance of 200.03 feet to a 1/2" capped rebar found stamped "SCS"; thence North 28 degrees 23 minutes 48 seconds East for a distance of 619.40 feet to a 1/2" capped rebar found stamped "SCS"; thence North 54 degrees 23 minutes



45 seconds East for a distance of 375.00 feet to an iron pin set; thence North 81 degrees 08 minutes 09 seconds East for a distance of 460.00 feet to a 1/2" capped rebar found stamped "SCS"; thence North 28 degrees 56 minutes 54 seconds East for a distance of 585.04 feet to a 1/2" capped rebar found stamped "SCS"; thence North 51 degrees 18 minutes 01 seconds East for a distance of 360.37 feet to a 1/2" capped rebar found stamped "SCS"; thence North 00 degrees 15 minutes 16 seconds East for a distance of 434.80 feet to a 1/2" capped rebar found stamped "SCS"; thence South 51 degrees 17 minutes 53 seconds West for a distance of 702.97 feet to a 1/2" capped rebar found stamped "SCS"; thence South 29 degrees 31 minutes 41 seconds West for a distance of 482.31 feet to a 1/2" capped rebar found stamped "SCS"; thence South 80 degrees 38 minutes 24 seconds West for a distance of 364.01 feet to a 1/2" capped rebar found stamped "SCS"; thence South 54 degrees 27 minutes 19 seconds West for a distance of 541.69 feet to a 1/2" capped rebar found stamped "SCS"; thence South 28 degrees 14 minutes 14 seconds West for a distance of 774.87 feet to a 1/2" capped rebar found stamped "SCS"; thence South 04 degrees 11 minutes 40 seconds West for a distance of 497.92 feet to a 1/2" capped rebar found stamped "SCS"; thence South 63 degrees 21 minutes 21 seconds East for a distance of 180.00 feet to a 1/2" capped rebar found stamped "SCS"; thence South 07 degrees 34 minutes 24 seconds West for a distance of 405.00 feet to a 1/2" capped rebar found stamped "SCS"; thence South 30 degrees 06 minutes 25 seconds East for a distance of 429.75 feet to a 1/2" capped rebar found stamped "SCS"; thence South 01 degrees 12 minutes 53 seconds East for a distance of 405.33 feet to a 1/2" capped rebar found stamped "SCS"; thence South 24 degrees 24 minutes 13 seconds East for a distance of 1668.79 feet to an iron pin set on the East right-of-way margin of said Setco Mine Road; thence along said West margin the following six (6) courses: thence with a curve to the left, having a radius of 560.00 feet, a chord bearing of South 02 degrees 21 minutes 21 seconds East and a chord length of 224.04 feet; thence along the arc of said curve for a distance of 225.56 feet to a point; thence South 13 degrees 53 minutes 41 seconds East for a distance of 442.23 feet to a point on a curve to the left, having a radius of 3480.00 feet, a chord bearing of South 17 degrees 09 minutes 10 seconds East and a chord length of 395.54 feet; thence along the arc of said curve for a distance of 395.75 feet to a point of reverse curve to the right, having a radius of 280.00 feet, a chord bearing of South 04 degrees 04 minutes 00 seconds West and a chord length of 232.03 feet; thence along the arc of said curve for a distance of 239.24 feet to a point of reverse curve to the left, having a radius of 330.00 feet, a chord bearing of South 02 degrees 10 minutes 38 seconds West and a chord length of 293.12 feet; thence along the arc of said curve for a distance of 303.73 feet to a point; thence South 24 degrees 11 minutes 23 seconds East for a distance of 450.87 feet to an iron pin set on the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 30; thence North 86 degrees 39 minutes 15 seconds West along the South line of said Section 30 for a distance of 4424.34 feet to a 3" pipe found, locally accepted to be the Southwest corner of said Section 30, same being the Southeast corner of said Section 25; thence South 87 degrees 40 minutes 22 seconds West along the South line of said Section 25 for a distance of 2640.08 feet to a 3" pipe found at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 25; thence North 00 degrees 09 minutes 09 seconds West along the West line of said 1/4-1/4 section for a distance of 1318.49 feet to an iron pin set at the Northwest corner of said 1/4-1/4 section, same being the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 25; thence South 87 degrees 39 minutes 57 seconds West along the South line of said 1/4-1/4 section for a distance of 1317.60 feet to a 5/8" rebar found at the Southwest corner of said 1/4-1/4 section; thence North 43 degrees 44 minutes 33 seconds East for a distance of 1899.37 feet to a 3" capped pipe found at the Northeast corner of said 1/4-1/4 section, same being the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 25; thence North 43 degrees 47 minutes 52 seconds East for a distance of 1901.40 feet to a 5/8" capped rebar stamped "MCG" found at the Northeast corner of said 1/4-1/4 section, same being the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 25; thence North 00 degrees 08 minutes 58 seconds West along the West line of said 1/4-1/4 section for a distance of 659.25 feet to a 5/8" capped rebar found stamped "MCG"; thence leaving said West line, South 87 degrees 37 minutes 14 seconds West for a distance of 1321.42 feet to a 5/8" rebar found on the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 25; thence North 00 degrees 06 minutes 36 seconds West along the West line of said 1/4-1/4 section for a distance of 660.13 feet to a 3" capped pipe found at the Northwest corner of said 1/4-1/4 section, same being the Southwest corner of the Southwest 1/4 of the



Southeast 1/4 of said Section 24; thence North 00 degrees 26 minutes 16 seconds West along the West line of said 1/4-1/4 section for a distance of 114.87 feet to a point in the center line of Clark Creek; thence along the center line of said creek the following sixty-four (64) courses: thence North 77 degrees 59 minutes 28 seconds East for a distance of 179.54 feet to a point; thence North 56 degrees 59 minutes 36 seconds East for a distance of 124.55 feet to a point; thence North 81 degrees 29 minutes 52 seconds East for a distance of 423.31 feet to a point; thence North 87 degrees 58 minutes 12 seconds East for a distance of 711.91 feet to a point; thence North 41 degrees 00 minutes 27 seconds East for a distance of 103.69 feet to a point; thence North 01 degrees 01 minutes 29 seconds West for a distance of 78.39 feet to a point; thence North 20 degrees 57 minutes 04 seconds West for a distance of 166.63 feet to a point; thence North 59 degrees 42 minutes 43 seconds West for a distance of 91.73 feet to a point; thence North 22 degrees 29 minutes 25 seconds West for a distance of 270.74 feet to a point; thence North 21 degrees 16 minutes 07 seconds East for a distance of 200.70 feet to a point; thence North 41 degrees 00 minutes 52 seconds East for a distance of 81.39 feet to a point; thence North 56 degrees 51 minutes 46 seconds East for a distance of 94.70 feet to a point; thence North 85 degrees 41 minutes 20 seconds East for a distance of 156.80 feet to a point; thence South 86 degrees 03 minutes 45 seconds East for a distance of 77.79 feet to a point; thence South 74 degrees 42 minutes 36 seconds East for a distance of 67.82 feet to a point; thence North 79 degrees 01 minutes 35 seconds East for a distance of 59.71 feet to a point; thence South 60 degrees 30 minutes 46 seconds East for a distance of 60.22 feet to a point; thence South 27 degrees 51 minutes 30 seconds East for a distance of 245.58 feet to a point; thence North 70 degrees 06 minutes 34 seconds East for a distance of 42.79 feet to a point; thence North 21 degrees 10 minutes 33 seconds East for a distance of 24.07 feet to a point; thence North 34 degrees 56 minutes 34 seconds West for a distance of 38.48 feet to a point; thence North 19 degrees 17 minutes 59 seconds East for a distance of 44.95 feet to a point; thence North 58 degrees 34 minutes 03 seconds East for a distance of 38.62 feet to a point; thence North 64 degrees 48 minutes 13 seconds East for a distance of 99.59 feet to a point; thence North 57 degrees 34 minutes 48 seconds East for a distance of 75.91 feet to a point; thence North 14 degrees 18 minutes 46 seconds East for a distance of 26.47 feet to a point; thence North 46 degrees 52 minutes 33 seconds East for a distance of 94.90 feet to a point; thence North 26 degrees 12 minutes 08 seconds East for a distance of 59.35 feet to a point; thence North 37 degrees 18 minutes 36 seconds East for a distance of 73.73 feet to a point; thence North 63 degrees 53 minutes 23 seconds East for a distance of 39.01 feet to a point; thence North 16 degrees 41 minutes 57 seconds East for a distance of 22.43 feet to a point; thence North 03 degrees 53 minutes 35 seconds East for a distance of 57.60 feet to a point; thence North 28 degrees 47 minutes 45 seconds East for a distance of 47.83 feet to a point; thence North 12 degrees 02 minutes 23 seconds East for a distance of 148.58 feet to a point; thence North 42 degrees 35 minutes 07 seconds West for a distance of 21.60 feet to a point; thence North 13 degrees 47 minutes 06 seconds West for a distance of 61.35 feet to a point; thence North 26 degrees 42 minutes 40 seconds West for a distance of 67.78 feet to a point; thence North 41 degrees 36 minutes 48 seconds West for a distance of 77.38 feet to a point; thence North 35 degrees 13 minutes 05 seconds West for a distance of 89.77 feet to a point; thence North 03 degrees 22 minutes 57 seconds West for a distance of 85.39 feet to a point; thence North 16 degrees 03 minutes 40 seconds West for a distance of 295.12 feet to a point; thence North 16 degrees 03 minutes 28 seconds East for a distance of 427.60 feet to a point; thence North 20 degrees 49 minutes 53 seconds West for a distance of 137.65 feet to a point; thence North 19 degrees 13 minutes 27 seconds East for a distance of 93.85 feet to a point; thence North 01 degrees 53 minutes 36 seconds West for a distance of 53.04 feet to a point; thence North 29 degrees 54 minutes 13 seconds East for a distance of 117.75 feet to a point; thence North 55 degrees 11 minutes 19 seconds East for a distance of 234.31 feet to a point; thence North 48 degrees 46 minutes 16 seconds East for a distance of 299.11 feet to a point; thence North 06 degrees 25 minutes 39 seconds East for a distance of 125.57 feet to a point; thence North 55 degrees 53 minutes 11 seconds East for a distance of 125.21 feet to a point; thence South 47 degrees 06 minutes 59 seconds East for a distance of 67.07 feet to a point; thence South 70 degrees 57 minutes 03 seconds East for a distance of 68.78 feet to a point; thence North 86 degrees 09 minutes 48 seconds East for a distance of 25.33 feet to a point; thence South 42 degrees 08 minutes 15 seconds East for a distance of 20.51 feet to a point; thence North 52 degrees 57 minutes 19 seconds East for a distance of 68.34 feet to a point; thence North 25 degrees 52 minutes 49 seconds East for a distance



of 52.03 feet to a point; thence North 56 degrees 54 minutes 33 seconds East for a distance of 23.09 feet to a point; thence North 13 degrees 59 minutes 02 seconds West for a distance of 53.30 feet to a point; thence North 31 degrees 16 minutes 45 seconds East for a distance of 28.41 feet to a point; thence North 73 degrees 04 minutes 21 seconds East for a distance of 67.03 feet to a point; thence North 48 degrees 10 minutes 47 seconds East for a distance of 30.46 feet to a point; thence North 77 degrees 04 minutes 15 seconds East for a distance of 89.09 feet to a point; thence North 55 degrees 50 minutes 02 seconds East for a distance of 53.19 feet to a point; thence North 22 degrees 12 minutes 42 seconds East for a distance of 240.91 feet to a point in a pond; thence North 24 degrees 51 minutes 48 seconds East for a distance of 427.98 feet to a point; thence North 10 degrees 51 minutes 54 seconds East for a distance of 353.42 feet to a point; thence North 48 degrees 00 minutes 46 seconds East for a distance of 270.39 feet to a point; thence North 78 degrees 01 minutes 17 seconds East for a distance of 171.79 feet to a point; thence North 59 degrees 11 minutes 55 seconds East for a distance of 237.02 feet to a point; thence North 45 degrees 09 minutes 19 seconds East for a distance of 289.26 feet to the POINT OF BEGINNING.

LESS & EXCEPT from the above described parcel, the following parcel of land:

A 4.08 acre parcel of land, lying in the South 1/2 of the Southeast 1/4 of Section 19, and the North 1/2 of the Northeast 1/4 of Section 30, all in Township 21 South, Range 3 West Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 3" capped pipe found and locally accepted to be the Southwest corner of Section 18, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 87 degrees 18 minutes 34 seconds East along the South line of said Section for a distance of 1866.31 feet to a T-post found in a pond; thence South 87 degrees 19 minutes 56 seconds East, continuing along the South line of said Section 18 for a distance of 700.71 feet to a 5/8" capped rebar found at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 18; thence North 00 degrees 29 minutes 59 seconds West along the East line of said 1/4-1/4 section for a distance of 1319.39 feet to a 3" capped pipe found at the Northeast corner of said 1/4-1/4 section, same being the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 18; thence South 87 degrees 21 minutes 46 seconds East along the North line of said 1/4-1/4 section for a distance of 1282.61 feet to a 3" pipe found at the Northeast corner of said 1/4-1/4 section, same being the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 18; thence North 00 degrees 32 minutes 28 seconds West along the West line of said 1/4-1/4 section for a distance of 1805.28 feet to an iron pin set on the South right-of-way margin of Shelby County Highway 260 (80' right-of-way); thence South 81 degrees 03 minutes 18 seconds East along said right-of-way for a distance of 1356.54 feet to a point on a curve to the left, having a radius of 300.00 feet, a chord bearing of North 89 degrees 10 minutes 55 seconds East and a chord length of 101.75 feet; thence along the arc of said curve, continuing along said right-of-way, for a distance of 102.24 feet to a point; thence North 79 degrees 25 minutes 07 seconds East, continuing along said right-of-way for a distance of 46.93 feet to a point on a curve to the left, having a radius of 291.10 feet, a chord bearing of North 62 degrees 00 minutes 31 seconds East and a chord length of 174.20 feet; thence along the arc of said curve, continuing along said right-of-way, for a distance of 176.91 feet to an iron pin set at the intersection of said right-of-way and the East right-of-way margin of Setco Mine Road (40' right-of-way); thence along the East right-of-way margin of Setco Mine Road the following twenty-eight (28) courses: South 38 degrees 57 minutes 06 seconds East for a distance of 298.66 feet to a point on a curve to the right, having a radius of 366.08 feet, a chord bearing of South 11 degrees 42 minutes 42 seconds East 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 South 15 degrees 31 minutes 41 seconds West for a distance of 175.16 feet to a point on a curve to the right, having a radius of 405.00 feet, a chord bearing of South 42 degrees 55 minutes 11 seconds West 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 South 70 degrees 18 minutes 40 seconds West for a distance of 637.86 feet to a point on a curve to the left, having a radius of 490.00 feet, a chord bearing of South 51 degrees 31 minutes 34 seconds West 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 of reverse curve to the right, having a radius of 2520.00 feet, a chord bearing of South 37 degrees 40 minutes 08 seconds West 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 left, having a radius of 1515.00 feet, a chord bearing of South 31 degrees 59 minutes 47 seconds West 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; thence South 21 degrees 23 minutes 47 seconds West for a distance of 351.57 feet to a point on a curve to the left, having a radius of 1180.00 feet, a chord bearing of South 10 degrees 47 minutes 33 seconds West 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 South 00 degrees 11 minutes 18 seconds West for a distance of 225.98 feet to a point on a curve to the left, having a radius of 280.00 feet, a chord bearing of South 16 degrees 27 minutes 54 seconds East 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 South 33 degrees 07 minutes 07 seconds East for a distance of 426.00 feet to a point on a curve to the left, having a radius of 400.00 feet, a chord bearing of South 46 degrees 30 minutes 14 seconds East 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 of reverse curve to the right, having a radius of 555.00 feet, a chord bearing of South 52 degrees 36 minutes 05 seconds East 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; thence South 45 degrees 18 minutes 49 seconds East for a distance of 282.39 feet to a point on a curve to the left, having a radius of 740.00 feet, a chord bearing of South 57 degrees 38 minutes 22 seconds East 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 South 69 degrees 57 minutes 56 seconds East for a distance of 252.27 feet to a point on a curve to the right, having a radius of 340.00 feet, a chord bearing of South 35 degrees 10 minutes 23 seconds East 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 South 00 degrees 22 minutes 49 seconds East for a distance of 362.10 feet to a point on a curve to the left, having a radius of 1480.00 feet, a chord bearing of South 08 degrees 55 minutes 25 seconds East 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 of reverse curve to the right, having a radius of 1420.00 feet, a chord bearing of South 04 degrees 07 minutes 51 seconds West 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 left, having a radius of 3680.00 feet, a chord bearing of South 22 degrees 44 minutes 27 seconds West and a chord length of 383.57 feet; thence along the arc of said curve for a distance of 383.74 feet; thence South 19 degrees 45 minutes 12 seconds West for a distance of 433.16 feet to a point on a curve to the right, having a radius of 500.00 feet, a chord bearing of South 35 degrees 49 minutes 55 seconds West 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 South 51 degrees 54 minutes 38 seconds West for a distance of 543.78 feet to a point on a curve to the left, having a radius of 270.00 feet, a chord bearing of South 17 degrees 32 minutes 34 seconds West 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 South 16 degrees 49 minutes 30 seconds East for a distance of 379.79 feet to a point; thence leaving said right-of-way, South 69 degrees 21 minutes 43 seconds West for a distance of 36.14 feet to a 2" pipe found and the POINT OF BEGINNING of the parcel herein described; thence South 73 degrees 43 minutes 19 seconds West for a distance of 450.21 feet to a 2" pipe found; thence North 16 degrees 15 minutes 58 seconds West for a distance of 300.66 feet to a 2" pipe found; thence North 49 degrees 39 minutes 50 seconds East for a distance of 380.46 feet to a 2" pipe found; thence North 78 degrees 59 minutes 13 seconds East for a distance of 103.39 feet to a 2" pipe found; thence South 16 degrees 15 minutes 02 seconds East for a distance of 446.27 feet to the POINT OF BEGINNING.

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

Tax Parcel numbers:

- 23 9 30 0 000 004.000 (partial)
- 24 6 24 0 000 001.000 (whole)
- 23 9 30 0 000 001.000 (partial)
- 24 7 25 0 000 001.000 (whole)
- 23 4 19 0 000 001.000 (partial)
- 23 4 17 0 000 017.001 (partial)
- 23 4 18 0 000 001.001 (partial)

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

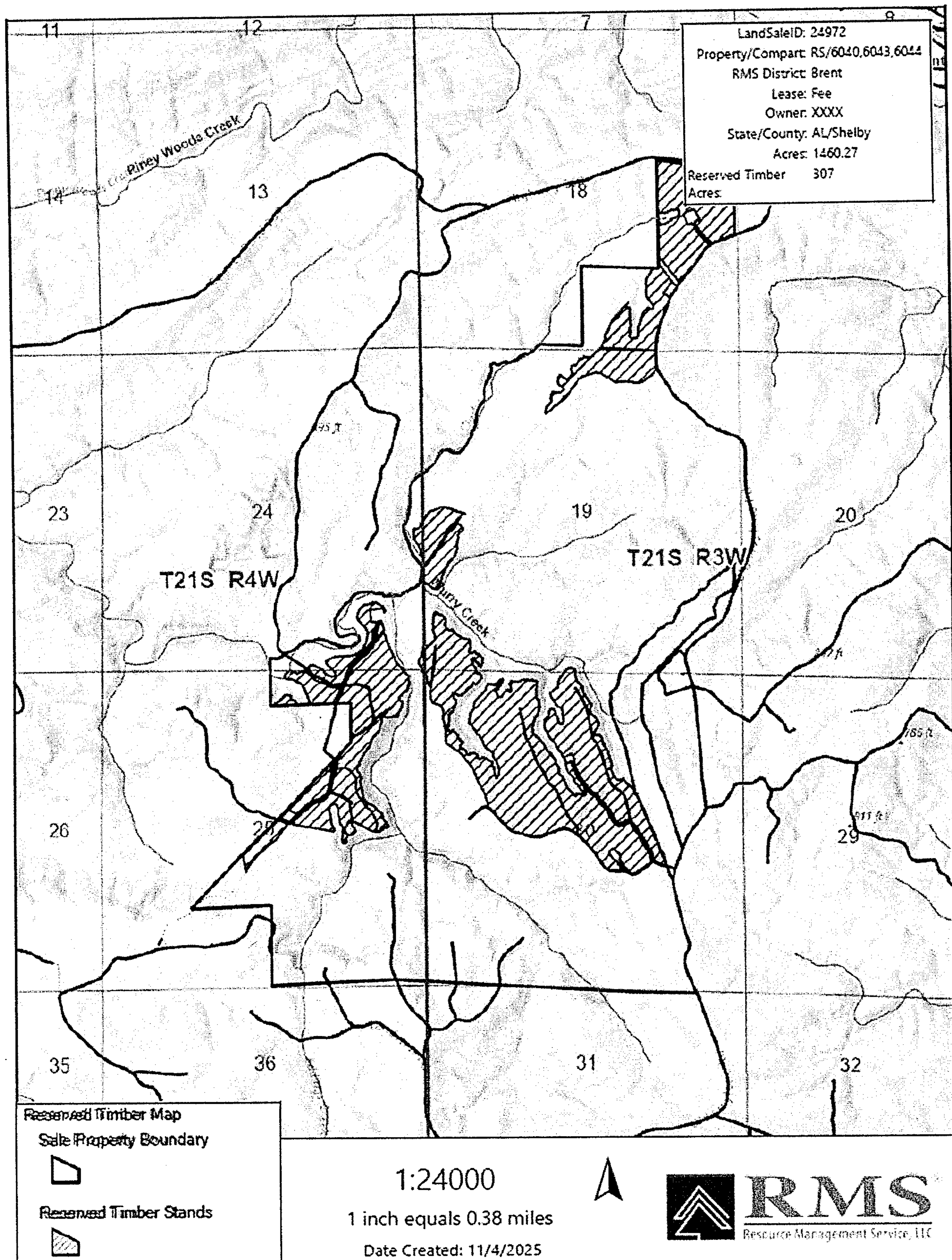
1. Ad valorem taxes not yet due and payable.
2. All existing zoning restrictions.
3. All matters that would be revealed by an accurate survey of the Property.
4. Riparian rights of others in and to any creeks, rivers, lakes or streams located on the Property.
5. All prior conveyances, transfers and reservations 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 containing approximately 307 acres, being Stands 173, 227, 234, 175, 194, 199, as 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.





53806413.1



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County Clerk**  
**Shelby County, AL**  
**12/08/2025 08:59:56 AM**  
**\$6050.00 JOANN**  
**20251208000373520**

*Allie S. Bayl*