

STATE OF ALABAMA)

COUNTY OF BALDWIN)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that BALDWIN COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC., an Alabama non-profit corporation, the Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration hereby acknowledged to have been paid to the said Grantor by BALDWIN COUNTY, ALABAMA, the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions hereinafter contained, all that real property in the County of Baldwin, State of Alabama, described as follows:

PARCEL A

COMMENCING AT A 4"X 4" CONCRETE MONUMENT BEING THE PURPORTED SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N 00° 20' 46" W A DISTANCE OF 126.79 FEET TO THE POINT OF BEGINNING; THENCE RUN S 68° 15' 35" W A DISTANCE OF 2538.30 FEET TO A POINT; THENCE RUN N 21° 28' 27" W A DISTANCE OF 667.84 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 65; THENCE CONTINUE N 68° 31' 33" E ALONG SAID RIGHT OF WAY A DISTANCE OF 2791.89 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S 00° 20' 18" E A DISTANCE OF 703.36 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL LYING WITHIN SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST AND SECTION 14, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NOVELIS CORPORATION, BALDWIN COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC. AND CHICAGO TITLE INSURANCE COMPANY BY VOLKERT/THOMPSON ENGINEERING, DATED SEPTEMBER 23, 2022, UPDATED SEPTEMBER 30, 2022, AND CERTIFIED BY JOHNNY E. HOLLEY, PLS, ALABAMA LICENSE NUMBER 23660.

PARCEL B

COMMENCING AT A 10"X 8" CONCRETE MONUMENT BEING THE PURPORTED SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N 00° 20' 18" W A DISTANCE OF 1677.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 20' 18" W A DISTANCE

OF 1690.55 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 1645.80 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 1690.52 FEET TO A POINT; THENCE RUN WEST A DISTANCE OF 1635.82 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL LYING WITHIN SECTION 14, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NOVELIS CORPORATION, BALDWIN COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC. AND CHICAGO TITLE INSURANCE COMPANY BY VOLKERT/THOMPSON ENGINEERING, DATED SEPTEMBER 23, 2022, UPDATED SEPTEMBER 30, 2022, AND CERTIFIED BY JOHNNY E. HOLLEY, PLS, ALABAMA LICENSE NUMBER 23660.

PARCEL C

BEGINNING AT A 10"X 8" CONCRETE MONUMENT BEING THE PURPORTED NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N 00° 20' 18" W A DISTANCE OF 320.85 FEET TO A POINT; THENCE RUN S 59° 03' 54" E A DISTANCE OF 440.38 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 79.47 FEET, A CHORD BEARING N 52° 35' 20" E, AND A CHORD DISTANCE OF 79.24 FEET TO A POINT; THENCE RUN N 45° 00' 00" E A DISTANCE OF 229.77 FEET TO A POINT; THENCE RUN S 45° 00' 00" E A DISTANCE OF 300.00 FEET TO A POINT; THENCE RUN S 45° 00' 00" W A DISTANCE OF 229.77 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 272.99 FEET; A CHORD BEARING S 58° 02' 04" W, AND A CHORD DISTANCE OF 270.65 FEET TO A POINT; THENCE RUN S 18° 55' 51" E A DISTANCE OF 731.96 FEET TO A POINT; THENCE RUN WEST A DISTANCE OF 581.82 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 659.91 FEET TO A POINT; THENCE RUN WEST A DISTANCE OF 1558.47 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 80.76 FEET, A CHORD BEARING S 66° 51' 52" W, AND A CHORD DISTANCE OF 78.58 FEET TO A POINT; THENCE RUN S 43° 43' 44" W A DISTANCE OF 473.94 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 886.18 FEET, A CHORD BEARING S 82° 47' 11" W, AND A CHORD DISTANCE OF 819.13 FEET TO A POINT; THENCE RUN S 31° 50' 37" W A DISTANCE OF 455.05 FEET TO A POINT; THENCE RUN N 78° 40' 53" W A DISTANCE OF 210.77 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROUTE 287; THENCE RUN NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND A CURVE TO THE LEFT HAVING A RADIUS OF 2925.16 FEET, AN ARC LENGTH OF 655.44 FEET, A CHORD BEARING N 04° 53' 58" E, AND A CHORD DISTANCE OF 654.07 FEET TO A POINT; THENCE CONTINUE N 09° 33' 30" W ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 107.27 FEET TO A POINT; THENCE CONTINUE N 01° 31' 11" W ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 310.10 FEET TO A POINT; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN S 89° 59' 09" E A DISTANCE OF 3110.96 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL LYING WITHIN SECTION 14, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SECTION 22,

TOWNSHIP 1 SOUTH, RANGE 3 EAST, AND SECTION 23, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NOVELIS CORPORATION, BALDWIN COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC. AND CHICAGO TITLE INSURANCE COMPANY BY VOLKERT/THOMPSON ENGINEERING, DATED SEPTEMBER 23, 2022, UPDATED SEPTEMBER 30, 2022, AND CERTIFIED BY JOHNNY E. HOLLEY, PLS, ALABAMA LICENSE NUMBER 23660.

PARCEL D

BEGINNING AT A 5/8" CAPPED IRON ROD (CA#0085) BEING THE PURPORTED NORTHEAST CORNER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN S 89° 59' 09" E A DISTANCE OF 44.11 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 139.56 FEET TO A POINT; THENCE RUN WEST A DISTANCE OF 255.50 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 320.90 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 210.31 FEET TO A POINT; THENCE RUN S 00° 20' 34" E A DISTANCE OF 181.33 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL LYING WITHIN SECTION 23, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 3 EAST, AND SECTION 14, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NOVELIS CORPORATION, BALDWIN COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC. AND CHICAGO TITLE INSURANCE COMPANY BY VOLKERT/THOMPSON ENGINEERING, DATED SEPTEMBER 23, 2022, UPDATED SEPTEMBER 30, 2022, AND CERTIFIED BY JOHNNY E. HOLLEY, PLS, ALABAMA LICENSE NUMBER 23660.

PARCEL E

COMMENCING AT A 5/8" CAPPED IRON ROD (CA#0085) BEING THE PURPORTED NORTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN S 89° 59' 09" E A DISTANCE OF 502.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89° 59' 09" E A DISTANCE OF 673.52 FEET TO A POINT; THENCE RUN S 00° 09' 37" W A DISTANCE OF 249.93 FEET TO A POINT; THENCE RUN N 89° 16' 19" W A DISTANCE OF 672.88 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 241.55 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL LYING WITHIN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NOVELIS CORPORATION, BALDWIN COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC. AND CHICAGO TITLE INSURANCE COMPANY BY VOLKERT/THOMPSON ENGINEERING, DATED SEPTEMBER 23, 2022, UPDATED SEPTEMBER 30, 2022, AND CERTIFIED BY JOHNNY E. HOLLEY, PLS, ALABAMA LICENSE NUMBER 23660.

PARCEL F

COMMENCING AT A 5/8" CAPPED IRON ROD (CA#0085) BEING THE PURPORTED NORTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN S 89° 59' 09" E A DISTANCE OF 1175.81 FEET TO A POINT; THENCE RUN S 00° 09' 37" W A DISTANCE OF 1330.54 FEET TO A POINT; THENCE RUN S 00° 09' 36" W 184.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00° 09' 36" W 171.90 FEET TO A POINT; THENCE RUN S 89° 59' 40" W A DISTANCE OF 81.14 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 171.86 FEET TO A POINT; THENCE RUN N 89° 57' 57" E A DISTANCE OF 81.62 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL LYING WITHIN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NOVELIS CORPORATION, BALDWIN COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC. AND CHICAGO TITLE INSURANCE COMPANY BY VOLKERT/THOMPSON ENGINEERING, DATED SEPTEMBER 23, 2022, UPDATED SEPTEMBER 30, 2022, AND CERTIFIED BY JOHNNY E. HOLLEY, PLS, ALABAMA LICENSE NUMBER 23660.

PARCEL G

COMMENCING AT A 10"X 8" CONCRETE MONUMENT BEING THE PURPORTED NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N 89° 59' 09" W A DISTANCE OF 3110.96 FEET TO POINT ON THE EAST RIGHT OF WAY OF STATE ROUTE 287; THENCE CONTINUE S 01° 31' 11" E ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 310.10 FEET TO A POINT; THEN CONTINUE S 09° 33' 30" E ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 107.27 FEET TO A POINT; THENCE RUN SOUTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 2925.16 FEET, AN ARC LENGTH OF 655.44 FEET, A CHORD BEARING S 04° 53' 58" W, AND A CHORD DISTANCE OF 654.07 FEET TO A POINT; THENCE CONTINUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2925.16 FEET, AN ARC LENGTH OF 240.56 FEET, A CHORD BEARING S 13° 40' 27" W, AND A CHORD DISTANCE OF 240.49 FEET TO A POINT; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN S 89° 59' 27" E A DISTANCE OF 209.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89° 59' 27" E A DISTANCE OF 150.00 FEET TO A POINT; THENCE RUN S 00° 00' 33" W A DISTANCE OF 300.00 FEET TO A POINT; THENCE RUN N 89° 59' 27" W A DISTANCE OF 150.00 FEET TO A POINT; THENCE RUN N 00° 00' 33" E A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL LYING WITHIN SECTION 22, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NOVELIS CORPORATION, BALDWIN COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC. AND CHICAGO TITLE INSURANCE COMPANY BY VOLKERT/THOMPSON ENGINEERING, DATED SEPTEMBER 23, 2022, UPDATED SEPTEMBER 30, 2022, AND CERTIFIED BY JOHNNY E. HOLLEY, PLS, ALABAMA LICENSE NUMBER 23660.

PARCEL H

COMMENCING AT A 10"X 8" CONCRETE MONUMENT BEING THE PURPORTED NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N 89° 59' 09" W A DISTANCE OF 3110.96 FEET TO POINT ON THE EAST RIGHT OF WAY OF STATE ROUTE 287; THENCE CONTINUE S 01° 31' 11" E ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 310.10 FEET TO A POINT; THEN CONTINUE S 09° 33' 30" E ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 107.27 FEET TO A POINT; THENCE RUN SOUTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 2925.16 FEET, AN ARC LENGTH OF 655.44 FEET, A CHORD BEARING S 04° 53' 58" W, AND A CHORD DISTANCE OF 654.07 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 2925.16 FEET, AN ARC LENGTH OF 240.56 FEET, A CHORD BEARING S 13° 40' 27" W, AND A CHORD DISTANCE OF 240.49 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 2925.16 FEET, AN ARC LENGTH OF 310.90 FEET, A CHORD BEARING S 19° 04' 30" W, AND A CHORD DISTANCE OF 310.76 FEET TO A POINT; THENCE CONTINUE S 22° 06' 30" W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 2.21 FEET TO A POINT; THENCE CONTINUE S 24° 39' 18" W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 162.24 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN EAST A DISTANCE OF 336.75 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 300.00 FEET TO A POINT; THENCE RUN WEST A DISTANCE OF 275.06 FEET TO A POINT; THENCE RUN N 00° 58' 10" E A DISTANCE OF 38.17 FEET TO A POINT; THENCE RUN N 89° 01' 50" W A DISTANCE OF 181.14 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF STATE ROUTE 287; THENCE CONTINUE N 24° 39' 18" E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 284.73 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL LYING WITHIN SECTION 22, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NOVELIS CORPORATION, BALDWIN COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC. AND CHICAGO TITLE INSURANCE COMPANY BY VOLKERT/THOMPSON ENGINEERING, DATED SEPTEMBER 23, 2022, UPDATED SEPTEMBER 30, 2022, AND CERTIFIED BY JOHNNY E. HOLLEY, PLS, ALABAMA LICENSE NUMBER 23660.

PARCEL I

BEGINNING AT A CAPPED IRON ROD (FAIRHOPE CA #0092) BEING THE PURPORTED SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N 89° 35' 00" E A DISTANCE OF 689.61 FEET TO THE POINT OF BEGINNING; THENCE RUN N 00° 00' 33" E A DISTANCE OF 795.05 FEET TO A POINT; THENCE RUN S 89° 59' 27" E A DISTANCE OF 414.42 FEET TO A POINT; THENCE RUN S 00° 00' 33" W A DISTANCE OF 791.97 FEET TO A POINT; THENCE RUN

S 89° 35' 00" W A DISTANCE OF 414.43 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL LYING WITHIN, SECTION 22, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NOVELIS CORPORATION, BALDWIN COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC. AND CHICAGO TITLE INSURANCE COMPANY BY VOLKERT/THOMPSON ENGINEERING, DATED SEPTEMBER 23, 2022, UPDATED SEPTEMBER 30, 2022, AND CERTIFIED BY JOHNNY E. HOLLEY, PLS, ALABAMA LICENSE NUMBER 23660.

PARCEL J

COMMENCING AT A 2" STEEL PIPE BEING THE PURPORTED SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N 00° 06' 41" W A DISTANCE OF 1328.80 FEET TO A POINT; THENCE RUN N 89° 53' 23" E A DISTANCE OF 1340.10 FEET TO THE POINT OF BEGINNING; THENCE RUN N 00° 09' 30" W A DISTANCE OF 1004.87 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 823.18 FEET TO A POINT; THENCE RUN N 48° 45' 46" W A DISTANCE OF 772.92 FEET TO A POINT; THENCE RUN NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 866.00 FEET, AN ARC LENGTH OF 438.92 FEET, A CHORD BEARING N 34° 14' 34" W, AND A CHORD DISTANCE OF 434.24 FEET TO A POINT; THENCE RUN N 00° 09' 29" W A DISTANCE OF 1382.56 FEET TO A POINT; THENCE RUN N 00° 09' 28" W A DISTANCE OF 2067.89 FEET TO A POINT; THENCE RUN S 89° 35' 00" W A DISTANCE OF 50.01 FEET TO A POINT; THENCE RUN N 00° 09' 29" W A DISTANCE OF 62.93 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 725.00 FEET, AN ARC LENGTH OF 1050.32 FEET, A CHORD BEARING N 41° 20' 40" E , AND A CHORD DISTANCE OF 960.85 FEET TO A POINT; THENCE RUN N 82° 50' 50" E A DISTANCE OF 144.16 FEET TO A POINT; THENCE RUN S 07° 09' 10" E A DISTANCE OF 300.00 FEET TO A POINT; THENCE RUN S 82° 50' 50" W A DISTANCE OF 144.16 FEET TO A POINT; THENCE RUN SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 615.70 FEET, A CHORD BEARING S 41° 20' 40" W, AND A CHORD DISTANCE OF 563.26 FEET TO A POINT; THENCE RUN S 00° 09' 29" E A DISTANCE OF 3003.92 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 551.74 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 184.69 FEET TO A POINT; THENCE RUN S 41° 14' 14" W A DISTANCE OF 581.00 FEET TO A POINT; THENCE RUN S 48° 45' 46" E A DISTANCE OF 1014.53 FEET TO A POINT; THENCE RUN SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 866.20 FEET, AN ARC LENGTH OF 704.77 FEET, A CHORD BEARING S 25° 27' 14" E, AND A CHORD DISTANCE OF 685.49 FEET TO A POINT; THENCE RUN S 02° 08' 42" E A DISTANCE OF 471.29 FEET TO A POINT; THENCE RUN S 89° 53' 06" W A DISTANCE OF 1487.35 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL LYING WITHIN SECTION 23, TOWNSHIP 1 SOUTH, RANGE 3 EAST, AND SECTION 26, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NOVELIS CORPORATION, BALDWIN COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC. AND CHICAGO TITLE INSURANCE COMPANY BY VOLKERT/THOMPSON ENGINEERING, DATED SEPTEMBER 23, 2022, UPDATED SEPTEMBER 30, 2022, AND CERTIFIED BY JOHNNY E. HOLLEY, PLS, ALABAMA LICENSE NUMBER 23660.

PARCEL K

BEGINNING AT A 5/8" CAPPED IRON ROD (CA#0085) BEING THE PURPORTED SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N 89° 43' 26" E A DISTANCE OF 1678.12 FEET TO A POINT; THENCE RUN S 00° 16' 34" E A DISTANCE OF 128.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 55° 29' 09" E A DISTANCE OF 1250.00 FEET TO A POINT; THENCE RUN S 34° 31' 48" W A DISTANCE OF 250.00 FEET TO A POINT; THENCE RUN N 55° 29' 09" W A DISTANCE OF 1250.00 FEET TO A POINT; THENCE RUN N 34° 31' 48" E A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL LYING WITHIN 23, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NOVELIS CORPORATION, BALDWIN COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC. AND CHICAGO TITLE INSURANCE COMPANY BY VOLKERT/THOMPSON ENGINEERING, DATED SEPTEMBER 23, 2022, UPDATED SEPTEMBER 30, 2022, AND CERTIFIED BY JOHNNY E. HOLLEY, PLS, ALABAMA LICENSE NUMBER 23660.

PARCEL L:

COMMENCING AT A 10''X8'' CONCRETE MONUMENT BEING THE PURPORTED NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE ALONG NORTH LINE OF SAID SECTION, NORTH 89°59'50'' WEST, A DISTANCE OF 1323.17 FEET TO A POINT; THENCE DEPARTING SAID NORTH SECTION LINE AND ALONG THE HALF SECTION LINE OF SAID SECTION, SOUTH 00°09'34'' EAST A DISTANCE OF 1484.34 FEET TO A POINT; THENCE DEPARTING SAID HALF SECTION LINE, NORTH 90°00'00'' WEST, A DISTANCE OF 9.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN; THENCE SOUTH 00°00'00'' EAST A DISTANCE OF 210.00 FEET TO A POINT; NORTH 90°00'00'' WEST A DISTANCE OF 210.00 FEET TO A POINT; THENCE NORTH 00°00'00'' WEST A DISTANCE OF 210.00 FEET TO A POINT; THENCE NORTH 90°00'00'' EAST A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

PARCEL M:

COMMENCING AT A 10''X8'' CONCRETE MONUMENT BEING THE PURPORTED NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE ALONG NORTH LINE OF SAID SECTION, NORTH 89°59'50'' WEST A DISTANCE OF 1323.17 FEET TO A POINT; THENCE DEPARTING

SAID NORTH SECTION LINE OF SAID SECTION SOUTH 00°09'34'' EAST A DISTANCE OF 1484.34 FEET TO A POINT; THENCE DEPARTING SAID HALF SECTION LINE NORTH 90°00'00'' WEST A DISTANCE OF 9.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN; THENCE SOUTH 00°00'00'' EAST A DISTANCE OF 210.00 FEET TO A POINT; NORTH 90°00'00'' WEST A DISTANCE OF 210.00 FEET TO A POINT; THENCE NORTH 00°00'00'' WEST A DISTANCE OF 210.00 FEET TO A POINT; THENCE NORTH 90°00'00'' EAST A DISTANCE OF 210.00 FEET TO POINT OF BEGINNING.

AND

Tract 1:

Lying and being in Sections 35, 36 and 26, Township 1 South, Range 3 East, and more particularly described as follows: Beginning at the Southwest Corner of said Section 35; thence run East along the South boundary line of said Section 35, a distance of 3620.7 feet to an intersection with the West right-of-way line of the Mobile and Montgomery Division of the Railroad of CSX Transportation, Inc., said West right-of-way line being parallel to and 50 feet from the center line of the main tract of said division; thence North 46°34' East with the said West right-of-way line, a distance of 5798 feet to an intersection with the line between the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of said Section 36; thence West along said line, a distance of 1231.2 feet to the Southwest Corner of the Northeast Quarter of the Northwest Quarter of the said Section 36; thence North a distance of 1320 feet to the Northwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 36; thence West 1320 feet to the Northwest Corner of said Section 36; thence North a distance of 1320 feet to the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section 26; thence West, a distance of 5280 feet to the Northwest Corner of the Southwest Quarter of the Southwest Quarter of said Section 26; thence South a distance of 6600 feet to the point of beginning.

Tract II: Lying and being in Sections 35 and 36, Township 1 South, Range 3 East, and more particularly described as follows: Beginning at the center of said Section 36; thence running North a distance of 1270 feet to an intersection with the East right-of-way line, being parallel to and 50 feet from said center line of the main tract of said Division; thence South 46°34' West along said East right-of-way line, a distance of 5725.4 feet to an intersection with the South boundary line of said Section 35; thence East along said boundary line of Section 35, a distance of 2841.7 feet to the Southeast Corner of the Southwest Quarter of the Southwest Quarter of said Section 36; thence North a distance of 2640 feet to the corner of Southeast Quarter of the Northwest Quarter of said Section 36; thence East a distance of 1320 feet to the center of said Section 36, the point of beginning.

Tract III: Being all of the Southwest Quarter of the Southwest Quarter of Section 25, Township 1 South, Range

3 East, being the same land conveyed by the Carney Lumber Company by a deed dated April 10, 1905, which deed is recorded in Deed Book 9, N.S., Pages 111-113.

SUBJECT TO EASEMENT GRANTED TO ALABAMA POWER COMPANY DESCRIBED AS FOLLOWS:

The Right of Way herein granted by Grantors consists of 5 strips of land, 250 feet in width, lying within the West half (W 1/2) of Section 35; the Southwest Quarter (SW 1/4) and the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of Section 26; the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4) and the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section 23; the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4), the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) and the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section 22; and the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) of Section 14, Township 01 South, Range 03 East, Baldwin County, Alabama, such strip being more particularly described as follows:

To reach the point of beginning of said strip A, commence at the Northwest corner of Section 35, marked by a found 2" iron rod; thence run S31°26'59"E, a distance of 327.84 feet to a set 5/8" rebar with yellow APCO cap; thence run S00°07'11"W, a distance of 3783.20 feet to a set 5/8" rebar with yellow APCO cap, such point being the Point of Beginning of a survey line used to describe said strip of right-of-way herein described; therefrom said strip is 250 feet in width and lies 125 feet on each side of said survey line, and the continuations thereof, which begins at such Point of Beginning, reverses and runs N00°07'11"E, a distance of 3783.20 feet to a set 5/8" rebar with yellow APCO cap; thence run N41°19'44"E, a distance of 3576.80 feet to the intersection of the Grantor's North property line and the centerline of survey, such point being the point of ending of the strip A right-of-way herein described.

To reach the point of beginning of strip B, commence at the Northwest corner of Section 35, marked by a found 2" iron rod; thence run N46°16'43"E, a distance of 3629.22 feet to a set 5/8" rebar with yellow APCO cap; thence run N34°30'11"W, a distance of 1075.06 feet to the intersection of the Grantor's South property line and the centerline of survey, such point being the Point of Beginning of a survey line used to describe said strip of right-of-way herein described; therefrom said strip is 250 feet in width and lies 125 feet on each side of said survey line, and the continuations thereof, which begins at such Point of Beginning, and runs N34°30'11"W, a distance of 389 feet to the intersection of the Grantor's North property line and the centerline of survey, such point being the point of ending of the strip B right-of-way herein described.

To reach the point of beginning of strip C, commence at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 22, marked by a found 1/2" rebar with yellow cap (Fairhope CA-0092-LS); thence run

N39°15'34"E, a distance of 271.68 feet to a set 5/8" rebar with yellow APCO cap; thence run S89°59'55"E, a distance of 2743.86 feet, more or less, to the intersection of the Grantor's South property line and the centerline of survey, such point being the Point of Beginning of a survey line used to describe said strip of right-of-way herein described; therefrom said strip is 250 feet in width and lies 125 feet on each side of said survey line, and the continuations thereof, which begins at such Point of Beginning, reverses and runs N89°59'55"W, a distance of 308 feet to the intersection of the Grantor's North property line and the centerline of survey, such point being the Point of Ending of the strip C right-of-way herein described.

To reach the point of beginning of said strip D, commence at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 22, marked by a found 1/2" rebar with yellow cap (Fairhope CA-0092-LS); thence run N39°15'34"E, a distance of 271.68 feet to a set 5/8" rebar with yellow APCO cap; thence run S89°59'55"E, a distance of 931.86 feet, more or less, to the intersection of the Grantor's South property line and the centerline of survey, such point being the Point of Beginning of a survey line used to describe said strip of right-of-way herein described; therefrom said strip is 250 feet in width and lies 125 feet on each side of said survey line, and the continuations thereof, which begins at such Point of Beginning, reverses and runs N89°59'55"W, a distance of 414 feet to the intersection of the Grantor's North property line and the centerline of survey, such point being the Point of Ending of the strip D right-of-way herein described.

To reach the point of beginning of said strip E, commence at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 22, marked by a found 1/2" rebar with yellow cap (Fairhope CA-0092-LS); thence run N25°53'29"E, a distance of 4163.17 feet to a set 5/8" rebar with yellow APCO cap; thence run S87°44'29"W, a distance of 1647.06 feet to a set 5/8" rebar with yellow APCO cap, such point being the Point of Beginning of a survey line used to described said strip of right-of-way herein described; therefrom said strip is varying in width and lies 125 feet each side of said survey line, and the continuations thereof, which begins at such Point of Beginning, reverses and runs N87°44'29"W, a distance of 1647.06 feet to a set 5/8" rebar with yellow APCO cap; thence run N50°26'55"E, a distance of 396.85 feet to a set 5/8" rebar with yellow APCO cap; thence run S89°57'34"E, a distance of 6.21 feet. More or less, to a point, such point being the Point of Ending of the strip E right-of-way herein described.

SUBJECT, HOWEVER, TO THE FOLLOWING AS TO PARCELS A-M:

1. Reservation of a non-participating royalty interest equal to 12.5% X 8/8 of all oil, gas and other minerals produced and saved or mined from the property as contained in deed recorded at Instrument No. 1342734.

2. Reservation of easements and rights-of-way as contained in deed recorded at Instrument No. 1342734.

3. Any and all liability and responsibility for payment of so-called "rollback" taxes assessed pursuant to Ala. Code §40-7-25.3 in the event the current use of the property is altered or changed or any other action is taken or omitted to be taken by the County, its successors and assigns, that causes imposition of any taxes under said statute.

4. All matters that would be revealed in an accurate survey of the above-described property.

5. All prior grants or reservations of oil, gas or other minerals or leases or options to lease same of record in Baldwin County, Alabama; provided, however, that the Grantor shall retain all right, title and interest in and to any oil, gas and other minerals not previously granted or reserved to other parties.

6. Any lack of access to the property except through parcels adjacent to Jack Springs Road in Section 22, Township 1 South, Range 3 East.

7. Terms, conditions, provisions and restrictions of all permits and licenses of federal, state or local government, including applicable agencies and department and private and quasi-governmental agencies having jurisdiction over the property, including but not limited to restrictions on construction in any areas delineated by governmental agencies as wetlands.

8. As to the property in Parcel A, the rights of the United States of America, the State of Alabama or other parties in and to the shore, littoral or riparian rights to the portion of the property lying adjacent to McCurtain Creek.

9. Final Judgment in Condemnation Case dated December 6, 1966 and recorded as Instrument No. 709851 in the records.

10. Apparent power line as evidenced on Baldwin County Tax Map along the Southern boundary of I-65 in Sections 14 and 11, Township 1 South, Range 3 East.

11. Notice of Agreement with Exxon Corporation dated December 1, 1987 and recorded in Real Property Book 306, Page 195 of the records.

12. Right of way as reserved in deed from Marshall S. Carney, James A. Carney and Fannie H. Carney to Nicholas Pitris dated January 9, 1917, and recorded in Deed Book 25, Page 493, of the records.

13. Right of Way Deed to State of Alabama dated December 20, 1994, and recorded in Real Property Book 607, Page 822, of the records.

14. Right of Way Deed to Baldwin County dated April 23, 1951, and recorded in Deed Book 165, Page 59, of the records.

15. Powerline Easement to Gulf Electric Company dated September 16, 1925, and recorded in Deed Book 39, Page 20, of the records.

16. Powerline Easement to Gulf Electric Company dated September 16, 1925, and recorded in Deed Book 39, Page 14, of the records.

17. Pipeline Easement to Enterprise Products Company of Mississippi dated November 19, 1984, and recorded in Real Property Book 84, Page 1144, of the records and Assignment to EPCPartners, Ltd, recorded in Real Property Book 492, Page 325 and in Real Property Book 482, Page 1619, of the records.

18. All matters of public record and/or recorded or reflected in the Office of the Judge of Probate for Baldwin County, Alabama, and/or which could have reasonably been observed during inspection of the property.

19. The terms and conditions of that certain Transfer Agreement between Baldwin County, Alabama, and the Baldwin County Economic Development Alliance, Inc. dated July 26, 2019, and recorded in the Office of the Judge of Probate of Baldwin County, Alabama, even date herewith.

20. The terms and conditions of that certain Grant of Option to Purchase between Baldwin County, Alabama and the Baldwin County Economic Development Alliance, Inc., dated July 26, 2019, and recorded in the Office of the Judge of Probate of Baldwin County, Alabama, even date herewith.

21. In the event the Optionee does not exercise that certain Grant of Option to Purchase between Baldwin County, Alabama, and the Baldwin County Economic Development Alliance, Inc., dated July 26, 2019, or the property is not conveyed back to Branter pursuant to the terms and conditions of the Transfer Agreement between Baldwin County, Alabama, and the Baldwin County Economic Development Alliance, Inc., dated July 26, 2019, the property conveyed to Grantee pursuant to this Statutory Warranty Deed dated July 26, 2019, shall revert back to the Grantor, and Grantee shall be divested of all title to the property.

SUBJECT, HOWEVER, TO THE FOLLOWING AS TO TRACT I-III:

1. Right of way granted Baldwin County in Deed Book 28, Page 436.

2. Oil, gas and mineral lease, and all rights in connection therewith, by Louisville & Nashville Railroad Company to Signal Company dated December 30, 1965 and recorded in Deed Book 380, Page 721.

3. Existing Power Transmission Line Rights of Way.

4. Restrictions, conditions, covenants and easements as contained in deed from CSX Transportation, Inc. to John Hancock Mutual Life Insurance Company dated

September 28, 1988 and recorded in Real Property Book 335, Page 1350.

5. Mineral Lease dated June 21, 1995 from Scott Paper Company to Callon Petroleum Operating Company and recorded in Real Property Book 636, Page 1278.

6. Conveyance, Assignment and Bill of Sale from Callon Petroleum Operating Company to Appalachian Resources Management Company recorded at Real Property Book 636, Page 1281.

7. Mineral Deed from Callon Petroleum Operating Company to Indigo Minerals, LLC dated December 1, 2007 and recorded at Instrument No. 1100189.

8. Assignment dated December 1, 2007 from Callon Petroleum Company and Callon Petroleum Operating Company to Indigo Minerals, LLC recorded at Instrument No. 1100190.

9. Conveyance dated January 1, 2011 from Indigo Minerals II, LLC and recorded at Instrument No. 1280348.

10. Easement and rights set forth in Easement Deed by Court Order in Settlement of Landowner Action filed February 22, 2012 at Instrument No. 1326202.

11. All matters of public record and/or recorded or reflected in the Office of the Judge of Probate for Baldwin County, Alabama, and/or which could have reasonably been observed during inspection of the property.

12. The terms and conditions of that certain Transfer Agreement between Baldwin County, Alabama, and the Baldwin County Economic Development Alliance, Inc., dated July 26, 2019, and recorded in the Office of the Judge of Probate of Baldwin County, Alabama, even date herewith.

13. The terms and conditions of that certain Grant of Option to Purchase between Baldwin County, Alabama and the Baldwin County Economic Development Alliance, Inc., dated July 26, 2019, and recorded in the Office of the Judge of Probate of Baldwin County, Alabama, even date herewith.

14. In the event the Optionee does not exercise that certain Grant of Option to Purchase between Baldwin County, Alabama, and the Baldwin County Economic Development Alliance, Inc., dated July 26, 2019, or the property is not conveyed back to Branter pursuant to the terms and conditions of the Transfer Agreement between Baldwin County, Alabama, and the Baldwin County Economic Development Alliance, Inc., dated July 26, 2019, the property conveyed to Grantee pursuant to this Statutory Warranty Deed dated July 26, 2019, shall revert back to the Grantor, and Grantee shall be divested of all title to the property.


together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee, and to its successors and assigns, forever.

This conveyance is made subject to restrictive covenants and easements applicable to said property of record in the said Probate Court records.

And, except as to the above, and the taxes hereafter falling due, the said Grantor, for itself and for its successors and assigns, hereby covenant with the Grantee that it is seized of an indefeasible estate in fee simple in and to said property, that said property is free and clear of all encumbrances and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal this the 14th day of May, 2024.

BALDWIN COUNTY ECONOMIC
DEVELOPMENT ALLIANCE, INC.

 (SEAL)
BY: LEE LAWSON
Its: President

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, the undersigned Notary Public, in and for said State and County, hereby certify that by LEE LAWSON as President of BALDWIN COUNTY DEVELOPMENT ALLIANCE, INC., the Grantor herein, whose name 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 conveyance, he, with full power and authority, executed the same voluntarily on the day same bears date.

Given under my hand and seal this 14th day of May, 2024.



My Commission Expires: 10/2/27


NOTARY PUBLIC, STATE AT LARGE

Grantor's address: _____

Grantee's address: _____

The within instrument prepared by:
Kopesky & Britt, LLC
455 Magnolia Street
Suite C-1
Fairhope, AL 36532