



SAMUEL C. KELLY

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April 30, 2025

VIA EMAIL Scott.weeks@madison-co.com

Mr. Scott Weeks
Zoning Administrator
125 West North Street
Canton, MS 39046

RE: MMC Materials, Inc.

SUBJECT: Request for Rezoning of Property

Dear Mr. Weeks:

This Firm represents MMC Materials, Inc. ("MMC"). On or about June 21, 2024, MMC purchased property from the Madison County Economic Development Authority ("MCEDA"). A true and correct copy of the Special Warranty Deed containing a detailed property description is attached hereto as Exhibit "A". It is our understanding that this Property is currently zoned Agriculture. When MMC purchased the property, it was MMC and MCEDA's intent that the Property would be used to erect a temporary concrete plant to service the needs of the ongoing Amazon and AWS developments in Madison County.

Please accept this letter as MMC's request for the Property to be re-zoned to I-2 so as to accommodate the operation of a temporary concrete plant. A proposed Site Plan is attached hereto as Exhibit "B". Given the urgency of the Amazon and AWS Projects, MMC further asks that this request bypass Planning and Zoning and be presented to the Madison County Board of Supervisors at the meeting scheduled for June 2, 2025. Should you need any further information or have any questions, please do not hesitate to give me a call. Thank you.

Sincerely,

Brunini, Grantham, Grower & Hewes, PLLC

s/ Samuel C. Kelly
Samuel C. Kelly

SCK:sc

cc: Mr. Andrew Lester
Andy Clark, Esq.

Prepared by:
Jernigan Copeland Title, LLC
970 Ebenezer Blvd.
Madison, MS 39110
(601) 427-0021

Return to:
Jernigan Copeland Title, LLC
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(601) 427-0021

STATE OF MISSISSIPPI
COUNTY OF Madison

FILE NO.: 24-0030

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and entered into this day by and between

Madison County Economic Development Authority, a Mississippi Body Politic authorized and created pursuant to Chapter 947, Local and Private Laws of 1979, as amended
135 Mississippi Parkway
Canton, MS 39046
(601) 605-0368

Grantor

and

MMC Materials, Inc., a Mississippi Corporation
133 New Ragsdale Road
Madison, MS 39110
(601) 898-4000

Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and specially warrant, except as hereinafter set forth, unto the Grantee, MMC Materials, Inc., a Mississippi Corporation, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of Madison, State of Mississippi, and more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

INDEXING INSTRUCTIONS: Part of the SW 1/4 of Section 22 and part of the SE 1/4 of Sec 21, Township 9 North, Range 2 East, Madison County, Mississippi

including an easement and right of way over and across the parcel described on Exhibit "A" as "Road Access Right-of-Way" for purposes of ingress, egress, and utilities access.

TO HAVE AND TO HOLD unto the Grantee, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

FOR THE SAME CONSIDERATION, Grantor does hereby sell, convey and quitclaim to Grantee all easements and rights-of-way appurtenant to the property and all right, title and interest owned by Grantor in and to any streets, roads and alleyways and any strips and gores adjacent or appurtenant to the property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 21st day of June, 2024.

Madison County Economic Development Authority,
a Mississippi Body Politic authorized and created pursuant to Chapter 947, Local and Private Laws of 1979, as amended




Joey Deason, Executive Director

STATE OF MISSISSIPPI
COUNTY OF Madison

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named Joey Deason, who acknowledged to me that he is the Executive Director of the Madison County Economic Development Authority, a Mississippi Body Politic authorized and created pursuant to Chapter 947, Local and Private Laws of 1979, as amended, and that for and on behalf of said Authority and as its act and deed he signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 21st day of June, 2024.



NOTARY PUBLIC
(SEAL)

My Commission Expires 117818
CATHY FINCH
Commission Expires
Sept. 27, 2024
RANKIN COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Lot 2 Commencing at a found iron pin (SPC WEST: N-1,134,466.26 E-2,371,755.89) at the Northwest corner of said Section 22 per that Deed recorded in Book 2231 at Page 804 in the office of the Madison County Chancery Clerk, reference to said deed being made as a part of this description; thence run South for a distance of 3215.80 feet; thence run West for a distance of 188.31 feet to a found concrete right-of-way monument on the Southern right-of-way line of Virllia Road; thence run thence along said right-of-way South 15 degrees 30 minutes 11 seconds West for a distance of 5.00 feet to a found concrete right-of-way monument; thence run South 74 degrees 29 minutes 49 seconds East for a distance of 100.00 feet to a found concrete right-of-way monument; thence run South 15 degrees 30 minutes 11 seconds West for a distance of 5.00 feet to a found concrete right-of-way monument; thence run South 74 degrees 29 minutes 49 seconds East for a distance of 33.31 feet to a found concrete right-of-way monument; thence run South 73 degrees 15 minutes 53 seconds East for a distance of 115.55 feet to a found concrete right-of-way monument; thence run South 16 degrees 44 minutes 07 seconds West for a distance of 5.00 feet to a found concrete right-of-way monument; thence leaving said right-of-way, run South 31 degrees 33 minutes 43 seconds West for a distance of 265.93 feet to a set 1/2 inch capped rebar; thence run South 00 degrees 35 minutes 59 seconds East for a distance of 340.89 feet to a set 1/2 inch capped rebar in a ditch line for a Point of Beginning; thence run along said ditch line, South 67 degrees 21 minutes 46 seconds East for a distance of 585.29 feet to a set 1/2 inch capped rebar; thence, leaving said ditch line, run South 19 degrees 57 minutes 07 seconds West for a distance of 1309.95 feet to a found iron pin at the Southwest corner of said Section 22; thence run along the South line of Section 21, South 89 degrees 46 minutes 26 seconds West for a distance of 77.96 feet to a set 1/2 inch capped rebar; thence, leaving said section line, run North 00 degrees 35 minutes 59 seconds West for a distance of 1456.99 feet to the Point of Beginning.

INDEXING INSTRUCTIONS: Lying and being partly in the West Half of the Southwest Quarter of Section 22, and partly in the East Half of the Southeast Quarter of Section 21, all in Township 09 North, Range 02 East, Madison County, Mississippi, and containing 10.095 acres (439,721.5 sq ft.), more or less.

Road Access Right-of-way Commencing at a found iron pin (SPC WEST: N-1,134,466.26 E-2,371,755.89) at the Northwest corner of said Section 22 per that Deed recorded in Book 2231 at Page 804 in the office of the Madison County Chancery Clerk, reference to said deed being made as a part of this description; thence run South for a distance of 3215.80 feet; thence run West for a distance of 188.31 feet to a found concrete right-of-way monument on the Southern right-of-way line of Virllia Road for a Point of Beginning; thence run thence along said right-of-way South 15 degrees 30 minutes 11 seconds West for a distance of 5.00 feet to a found concrete right-of-way monument; thence run South 74 degrees 29 minutes 49 seconds East for a distance of 100.00 feet to a found concrete

right-of-way monument; thence run South 15 degrees 30 minutes 11 seconds West for a distance of 5.00 feet to a found concrete right-of-way monument; thence run South 74 degrees 29 minutes 49 seconds East for a distance of 33.31 feet to a found concrete right-of-way monument; thence run South 73 degrees 15 minutes 53 seconds East for a distance of 115.55 feet to a found concrete right-of-way monument; thence run South 16 degrees 44 minutes 07 seconds West for a distance of 5.00 feet to a found concrete right-of-way monument; thence leaving said right-of-way, run South 31 degrees 33 minutes 43 seconds West for a distance of 265.93 feet to a set 1/2 inch capped rebar; thence run South 00 degrees 35 minutes 59 seconds East for a distance of 1797.88 feet to a set 1/2 inch capped rebar on the South line of Section 21; thence run along said South line of Section 21, South 89 degrees 46 minutes 26 seconds West for a distance of 125.00 feet to a found iron pin at a fence corner; thence, leaving said section line, run along an existing fence line, North 00 degrees 35 minutes 59 seconds West for a distance of 2117.23 feet to a found concrete right-of-way monument on the Southern right-of-way line of Virilia Road; thence run along said right-of-way line South 74 degrees 40 minutes 10 seconds East for a distance of 33.74 feet to the Point of Beginning.

INDEXING INSTRUCTIONS: All lying and being partly in the East Half of the Southeast Quarter of Section 21, all in Township 09 North, Range 02 East, Madison County, Mississippi, and containing 6.469 acres (281,788.5 sq ft.), more or less.

Basis of Bearing: Grid North by GPS Observation

Kevin Lee Hall, PS #3243

04/03/2024

