


This instrument was prepared by:

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20130619000251870 1/4 \$139.00
Shelby Cnty Judge of Probate, AL
06/19/2013 01:25:09 PM FILED/CERT

STATE OF ALABAMA

)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **THE WESTERVELT COMPANY, INC.**, a Delaware corporation ("Grantor"), has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto **SOMMERVILLE FAMILY, LLC** ("Grantee"), the following described tract or parcel of land lying and being in Shelby County, Alabama, and more particularly bounded and described as follows:

See Exhibit "A" attached hereto and incorporated herein.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting the above-described premises.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT TO any encroachments, overlaps, boundary line disputes, possession by other parties, or other matters which would be disclosed by an accurate survey or inspection of the above-described premises.

FURTHER, GRANTOR reserves unto itself, its successors and assigns, all oil, gas, minerals, greenhouse gases, and mineral and mining rights that it may own.

TO HAVE AND TO HOLD, the aforementioned premises to the said Grantee, together with every contingent remainder and right of reversion, its successors and assigns forever. The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, THE WESTERVELT COMPANY, INC. has hereunto set its signature by James J. King, Jr., its Vice President, who is duly authorized on this the 17th day of June, 2013.

THE WESTERVELT COMPANY, INC.

James J. King, Jr.
By: James J. King, Jr.
Its Vice President

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STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James J. King, Jr., whose name is listed as Vice President of THE WESTERVELT COMPANY, INC., a corporation, 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 such instrument, she/he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 17th day of June, 2013.

Preasha J. Smith
Notary Public
My Commission Expires: 11/23/2015

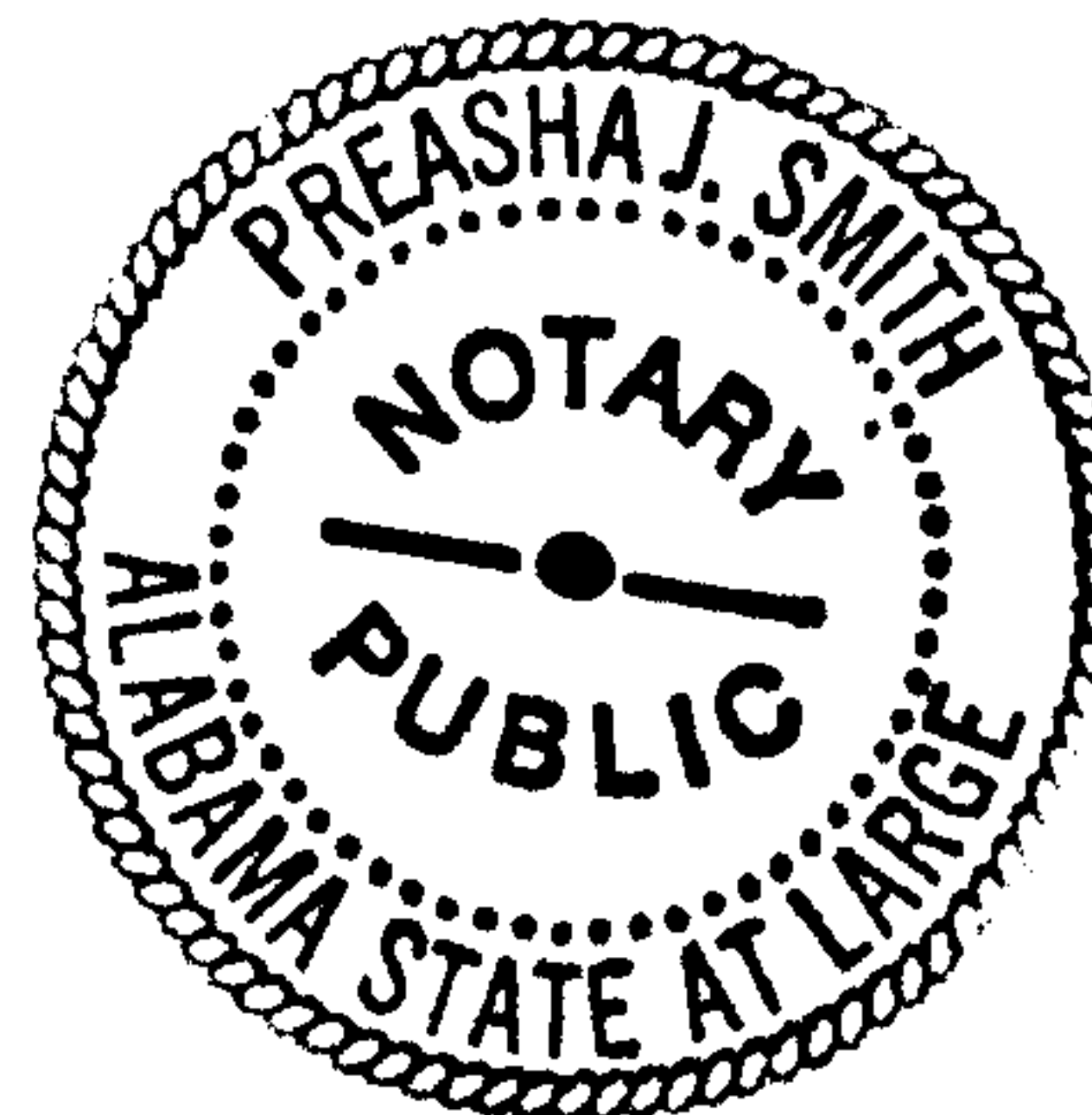


EXHIBIT "A"

A parcel of land being a that certain tract of land as described as Parcel 45 D of "Tract 45 Subdivision", Map Book 10, Page 6, as recorded in the Office of the Judge of Probate for Shelby County, Alabama, lying in the SW 1/4 of Section 18, Township 24 North, Range 15 East, Section 13, Township 24 North, Range 15 East and the NW 1/4 of Section 19, Township 24 North, Range 15 East, being more particularly described as follows:

Commence capped rebar (Gulf State Paper Corp - LS 12709) found at the SE corner of the SW 1/4 of said Section 18, said capped rebar lying on the easterly line of Parcel E of above referenced "Tract 45 Subdivision"; thence S 01°57'23" W along said easterly line a distance of 285.19 feet to a 1" iron rod found; thence S 01°57'23" W continuing along said easterly line a distance of 13.36 feet to a point on the northerly bank of Waxahatchee Creek; thence S 79°23'46" W a distance of 1321.30 feet to a capped rebar (30350) set on said northerly bank and the Point of Beginning; thence southwesterly and northwesterly along the meanderings of the northerly and easterly bank of said Waxahatchee Creek 3857.25 feet, more or less (having chord bearing and distance of N 38°27'16" W 2279.46 feet) to a capped rebar (30350) set; thence N 87°26'14" E leaving said Waxahatchee Creek bank a distance of 1355.51 feet to a capped rebar (30350) set; thence S 02°11'46" E a distance of 1341.52 feet to a capped rebar (30350) set; thence S 01°21'46" E a distance of 505.27 feet to the Point of Beginning.

Said parcel of land containing 44.7 acres or 1,946,321.2 square feet, more or less.



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Real Estate Sales Validation Form

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

Grantor's Name The Westervelt Company, Inc.
Mailing Address 1400 Jack Warner Pkwy. NE
Tuscaloosa, AL 35404

Grantee's Name Sommerville Family, LLC
Mailing Address 4635 Old Looney Mill Road
Birmingham, AL 35243

Property Address N/A

Date of Sale 06/17/2013

Total Purchase Price \$ 117,671.00

or

Actual Value

\$

or

Assessor's Market Value \$



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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)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 or 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 _____

Print

Adrian Rowley

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested

(verified by)