

This Instrument was Prepared by:

Send Tax Notice To: Gary Brown

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

P.O. Box 303

Tusculum, AL 35173

File No.: S-21-27119

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Six Thousand Dollars and No Cents (\$76,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Westervelt Company, Inc., a Delaware Corporation**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Gary Brown**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

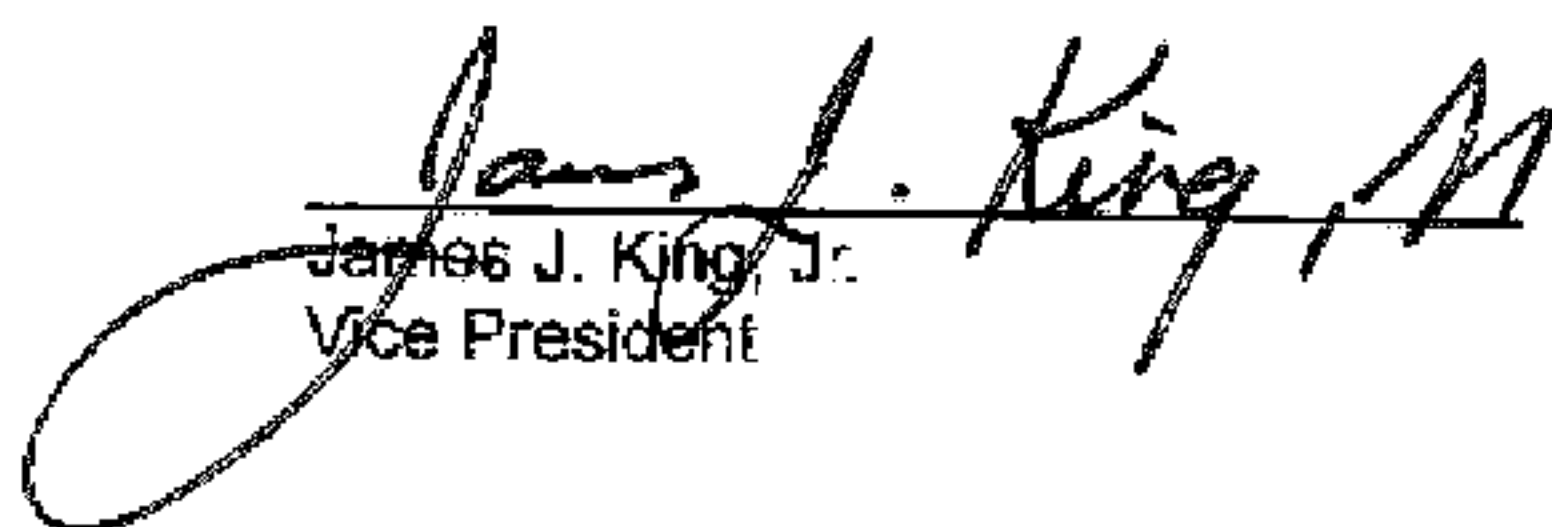
Gary Brown and Gary Stephen Brown are one in the same Person
\$64,800.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of April, 2021.

THE WESTERVELT COMPANY, INC


James J. King, Jr.
Vice President

State of Alabama

County of Tuscaloosa

I, Preasha J. Smith

a Notary Public in and for the said County in said State, hereby certify that James J. King, Jr. As Vice President of The Westervelt Company, Inc., a Delaware Corporation, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of April, 2021.


Notary Public, State of Alabama

My Commission Expires: 10/16/2023

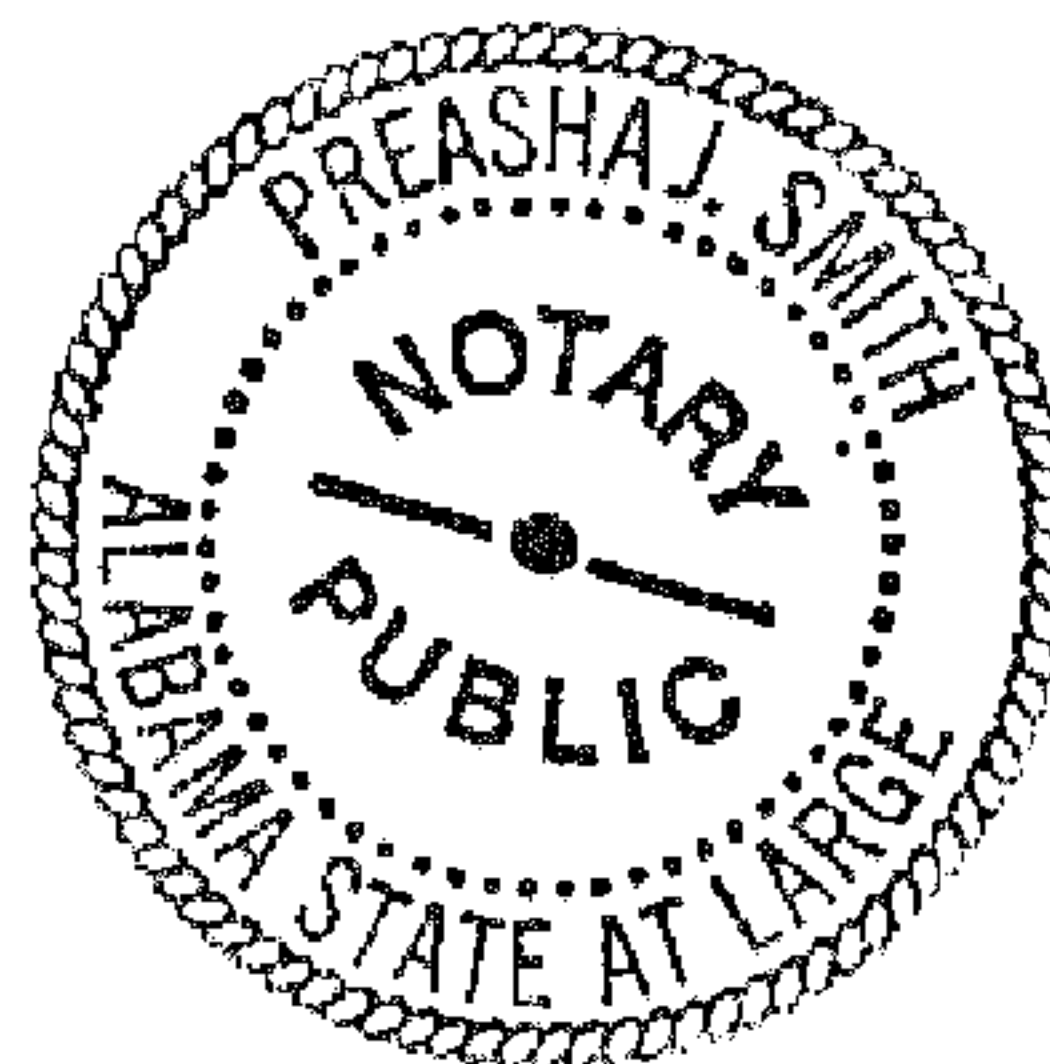


EXHIBIT "A"
LEGAL DESCRIPTION

BROWN HAVEN SUBDIVISION -TRACT "A" LEGAL DESCRIPTION:

A parcel of land situated in the SE 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at a Concrete Monument accepted to mark the SW Corner of the NW Quarter of the SE Quarter of Section 13, Township 21 South, Range 2 West; thence run N 01°00'30" W for a distance of 99.79 feet along said Quarter line to an aluminum pipe found; thence run N 00°13'28" W for a distance of 128.13 feet along said Quarter line to an iron pipe found; thence run N 00°40'19" W for a distance of 312.78 feet along said Quarter line to a rebar & cap found; thence run N 00°49'09" W for a distance of 150.05 feet along said Quarter line to a set rebar & cap; thence run S 89°19'21" E for a distance of 1365.52 feet to a set rebar & cap, said rebar lying at the centerline of a 60' access and utility easement; thence run along the centerline of said access and utility easement to the following non-monumented points:

S 13°15'50" W for a distance of 44.94 feet; S 17°24'58" W for a distance of 63.95 feet; S 18°57'47" W for a distance of 115.28 feet; S 16°54'28" W for a distance of 198.85 feet; S 11°50'47" W for a distance of 46.40 feet; S 06°00'33" W for a distance of 65.03 feet; S 00°30'49" E for a distance of 36.03 feet; S 03°48'50" E for a distance of 40.02 feet to a set rebar & cap;

Thence run S 30°56'31" W for a distance of 108.44 feet to an iron pipe found, said point lying on the Southern boundary of said Quarter; thence run S 89°51'20" W for a distance 362.79 feet along said Quarter line to a rebar & cap found; thence run N 89°19'21" W for a distance of 800.77 feet along said Quarter line; to the POINT OF BEGINNING.

PLUS:

A sixty (60') foot wide access and utility easement situated in the SE 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

COMMENCING at a Concrete Monument accepted to mark the SW Corner of the NW Quarter of the SE Quarter of Section 13, Township 21 South, Range 2 West; thence run S 76°18'30" E for a distance of 1354.17 feet to a non-monumented point, said point lying at the North Right-of-Way Margin of State Highway 26 and marking the centerline of said easement; which is the POINT OF BEGINNING.

Begin at said point and continue along the centerline of said easement (lying 30 feet on either side of centerline) the following calls:

Thence run N 13°23'36" W for a distance of 416.31 feet; thence run N 03°48'50" W for a distance of 40.02 feet; thence run N 00°30'49" W for a distance of 36.03 feet; thence run N 06°00'33" E for a distance of 65.03 feet; thence run N 11°50'47" E for a distance of 46.40 feet; thence run N 16°54'28" E for a distance of 198.85 feet; thence run N 18°57'47" E for a distance of 115.28 feet; thence run N 17°24'58" E for a distance of 63.95 feet; thence run N 13°15'50" E for a distance of 44.94 feet; thence run N 09°15'13" E for a distance of 107.35 feet; thence run N 08°17'36" E for a distance of 105.67 feet; thence run N 12°43'58" E for a distance of 59.79 feet; thence run N 17°47'34" E for a distance of 41.89 feet; thence run N 25°14'51" E for a distance of 56.52 feet; thence run N 35°17'34" E for a distance of 55.84 feet; thence run N 47°26'26" E for a distance of 75.79 feet; thence run N 49°04'00" E for a distance of 85.37 feet; thence run N 42°26'12" E for a distance of 108.08 feet; thence run N 38°27'07" E for a distance of 38.95 feet; thence run N 34°34'20" E for a distance of 66.38 feet; thence run N 30°04'17" E for a distance of 53.54 feet; thence run N 24°00'21" E for a distance of 37.52 feet; thence run N 16°52'14" E for a distance of 69.06 feet; thence run N 15°52'45" E for a distance of 106.30 feet; thence run N 18°17'42" E for a distance of 65.53 feet; thence run N 22°46'57" E for a distance of 277.45 feet; thence run N 19°52'01" E for a distance of 55.70 feet;

Thence run S 15°49'44" W for a distance of 2382.32 feet to the POINT OF BEGINNING.

Seller hereby reserves from the sale of the above described property for itself and its successors and assigns, all interest in oil, gas, and other liquid or gaseous hydrocarbons including, without limitations, coal seam gas, coal; sand; gravel, clay; lignite; ironstone; limestone, dolomite limestone and minerals of every kind and nature or description.

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., a Delaware Corporation	Grantee's Name	Gary Brown
Mailing Address	1400 Jack Warner Parkway Ne Tuscaloosa AL 35404	Mailing Address	P.O. Box 303 Tusculum AL 35173
Property Address	0 Hwy 26 Columbiana, AL 35051	Date of Sale	April 16, 2021
		Total Purchase Price	\$76,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date April 12, 2021

Print The Westervelt Company, Inc., a Delaware Corporation

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2021 04:06:06 PM
\$104.00 CHERRY
20210419000195450

Allen S. Boyd