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08/25/2021 02:28:10 PM
DEEDS 1/3

This Instrument was Prepared by:

Send Tax Notice To: Glenn Goodwin

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-21-27172

220 Highway 400
Shelby AL 35143

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Eight Thousand Forty Dollars and No Cents (\$38,040.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **The Westervelt Company**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Glenn Goodwin**, (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

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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of August, 2021.

THE WESTERVELT COMPANY

James J. King, Jr.
James J. King, Jr.
Vice President

State of Alabama

County of Tuscaloosa

I, Preasha J. Smith, a Notary Public in and for said County in said State, hereby certify that James J. King, Jr. as Vice President of The Westervelt Company 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 24th day of August, 2021.

Preasha J. Smith
Notary Public, State of Alabama

My Commission Expires: 10/16/2023

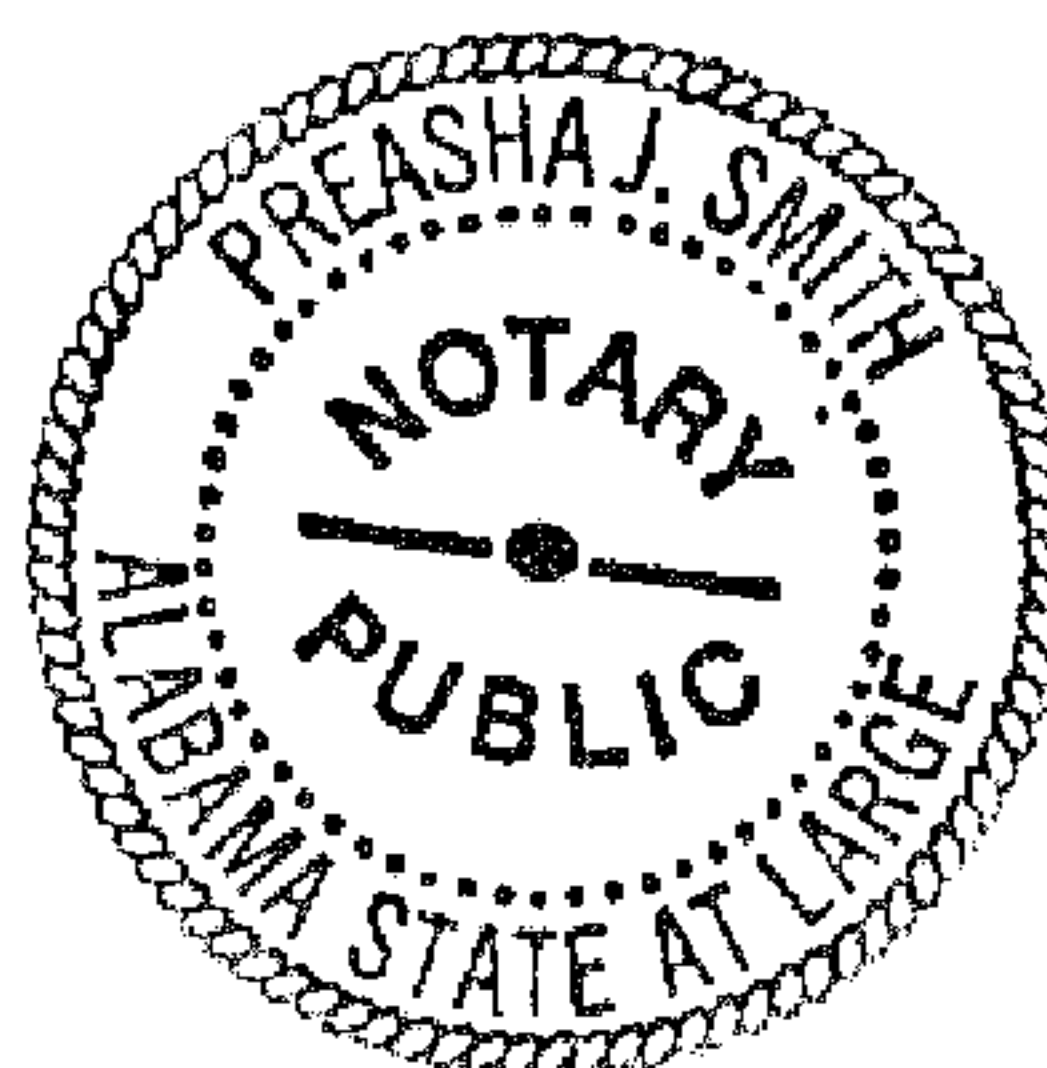


EXHIBIT "A"
LEGAL DESCRIPTION

BEGIN at the NW Corner of the NW 1/4 of the NE 1/4 of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S02°33'14"W for a distance of 207.24' to the Northerly R.O.W. line of Shelby County Highway 400 and a curve to the left, having a radius of 760.00', and subtended by a chord bearing of S66°48'17"E, and a chord distance of 200.10'; thence along the arc of said curve and along said R.O.W. line for a distance of 200.68'; thence S74°22'09"E and along said R.O.W. line for a distance of 483.32'; thence S74°55'24"E and along said R.O.W. line for a distance of 628.64'; thence N04°36'14"W and leaving said R.O.W. line for a distance of 502.07'; thence N87°15'58"W for a distance of 1111.07' to the POINT OF BEGINNING.
According to survey of Rodney Shiflett, RLS #21784, dated July 30, 2021.

Seller hereby reserves from the sale of the Property for itself and its successors and assigns, all interest in oil, gas, and other liquid or gaseous hydrocarbons including, without limitation, coal seam gas, coal, sand, gravel, lignite, ironstone, limestone, dolomitic limestone and minerals of every nature, kind or description whatsoever now or hereafter.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>The Westervelt Company</u>	Grantee's Name	<u>Glenn Goodwin</u>
Mailing Address	<u>1400 Jack Warner Parkway NE</u> <u>Tuscaloosa, AL 35404</u>	Mailing Address	<u>220 Hwy 400</u> <u>Shelby AL 35143</u>
Property Address	<u>0 County Road 400</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>August 24, 2021</u>
		Total Purchase Price	<u>\$38,040.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 August 19, 2021

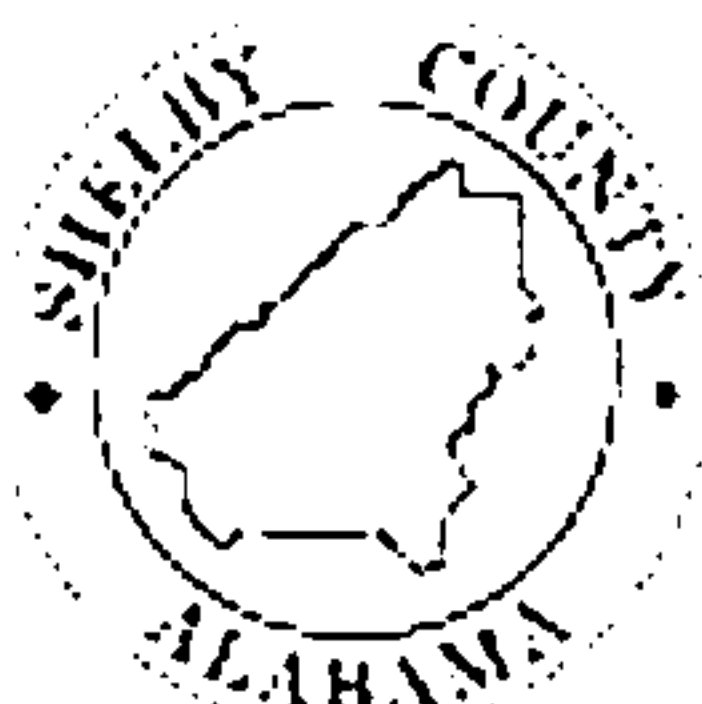
Print The Westervelt Company

 Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/25/2021 02:28:10 PM
\$66.50 BRITTANI
20210825000414840

Form RT-1

Allen S. Bevil