

This instrument prepared by:  
Ray F. Robbins, III  
The Westervelt Company, Inc.  
P. O. Box 48999  
Tuscaloosa, AL 35404-8999

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STATE OF ALABAMA            )

COUNTY OF SHELBY            )

**STATUTORY WARRANTY DEED**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, **The Westervelt Company**, a Delaware corporation (the "Grantor"), does grant, bargain, sell and convey unto **Westervelt Realty, Inc.**, an Alabama corporation (the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Grantor hereby reserves all mineral and mining rights.

TO HAVE AND TO HOLD, the aforementioned real estate to the Grantee, its successors and assigns forever.

Grantor hereby covenant and agree with Grantee, its successors and assigns, that the Grantor their successors and assigns, will warrant and defend the aforementioned 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.

(Signature and acknowledgement on following page)

IN WITNESS WHEREOF, the said Grantor has hereunto set its signature by Ray F. Robbins, III, its Vice President, who is duly authorized on this the 2<sup>nd</sup> day of October, 2023.

The Westervelt Company

By: *Ray F. Robbins, III*  
Ray F. Robbins, III  
Its: Vice President

STATE OF ALABAMA )  
COUNTY OF TUSCALOOSA )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Ray F. Robbins, III, whose name as Vice President of The Westervelt Company, is signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 2<sup>nd</sup> day of October, 2023.

*Kristin Kornegay*  
Notary Public  
My Commission Expires:

Grantee's Address:  
P.O. Box 48999  
Tuscaloosa, AL 35404-8999



**EXHIBIT "A"****Legal Description:**

Commence at a 2" pipe in place being the Northwest corner of the Southeast one-fourth of the Northwest one-fourth of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 89° 04' 20" East along the North boundary of said quarter-quarter section and along a yellow painted line for a distance of 1361.64 feet to a pine knot in rock pile being the Northeast corner of said quarter-quarter section and also being the Northwest corner of the Southwest one-fourth of the Northeast one-fourth; thence proceed North 88° 26' 24" East along the North boundary of said Southwest one-fourth of the Northeast one-fourth for a distance of 952.98 feet to a 1" pipe in place; thence proceed North 88° 23' 29" East along the North boundary of said quarter-quarter section for a distance of 323.00 feet to a 3" pipe in place, said point being the Northeast corner of said quarter-quarter section; thence proceed South 00° 20' 44" East along the East boundary of said quarter-quarter section for a distance of 110.05 feet to a 1" capped pipe in place; thence proceed South 01° 06' 15" West along the East boundary of said quarter-quarter section for a distance of 351.05 feet to a capped rebar in drain; thence proceed South 00° 15' 46" East along the East boundary of said quarter-quarter section for a distance of 854.95 feet to a ½" pipe in place being the Southeast corner of said quarter-quarter section; thence proceed North 89° 57' 23" West along the South boundary of said Southwest one-fourth of the Northeast one-fourth for a distance of 482.83 feet to a 1" pipe in place; thence proceed South 88° 06' 03" West along the South boundary of said quarter-quarter section for a distance of 357.82 feet to a 1" pipe in place; thence proceed South 89° 15' 56" West along the South boundary of said quarter-quarter section for a distance of 446.69 feet to a 1" pipe in place being the Southwest corner of said quarter-quarter section; thence proceed South 56° 16' 14" West for a distance of 32.78 feet to a 1" pipe in place being located on the accepted South boundary of the Southeast one-fourth of Northwest one-fourth; thence proceed South 89° 26' 55" West along the South boundary of said quarter-quarter section for a distance of 209.71 feet to a capped rebar in place (SCS CA 817); thence proceed South 89° 28' 02" West along the South boundary of said quarter-quarter section for a distance of 450.04 feet to a capped rebar in place (SCS CA 817); thence proceed South 89° 27' 49" West along the South boundary of said quarter-quarter section for a distance of 391.83 feet to a 1" pipe in place; thence proceed South 88° 06' 33" West along the South boundary of said quarter-quarter section and along the South boundary of the Southwest one-fourth of the Northwest one-fourth for a distance of 1035.88 feet; thence proceed North 29° 47' 49" West for a distance of 131.68 feet; thence proceed South 69° 25' 19" West for a distance of 149.59 feet; thence proceed South 51° 28' 13" West for a distance of 109.57 feet to a point on the Easterly right-of-way of Joiner Town Road; thence proceed North 26° 15' 01" West along the Easterly right-of-way of said road for a distance of 1466.48 feet to a ½" rebar in place (CA #0114), said point being located on the North boundary of the Southeast one-fourth of the Northeast one-fourth of Section 22; thence proceed North 88° 45' 24" East along the North boundary of said quarter-quarter section for a distance of 388.48 feet to a ½" rebar in place (CA #0114) being the Northeast corner of said quarter-quarter section and also being the Northwest corner of the Southwest one-fourth of the Northwest one-fourth of Section 23; thence proceed North 89° 04' 29" East along the North boundary of the Southwest one-fourth of the Northwest one-fourth of said Section 23 for a distance of 1318.04 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth, the Southeast one-fourth of the Northwest one-fourth and the Southwest one-fourth of the Northeast one-fourth of Section 23 and the Southeast one-fourth of the Northeast one-fourth of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama and contains 120.63 acres.

**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 PO Box 48999  
Tuscaloosa, AL 35404

Grantee's Name Westervelt Realty, Inc  
 Mailing Address PO Box 48999  
Tuscaloosa, AL 35404

Property Address N/A

Date of Sale 10/02/2023  
 Total Purchase Price \$ 663,465.00  
 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)

- 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 10/5/23

Print Gregory D Haraden

Unattested  
 \_\_\_\_\_  
 (verified by)

Sign [Signature]  
 \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/05/2023 11:45:56 AM  
 \$694.50 PAYGE  
 20231005000298000

*Allen S. Boyd*