

This Instrument was Prepared by:

Send Tax Notice To: ENVIRO-SYSTEMS, LLC

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

**CORPORATION STATUTORY
WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Sixty Four Thousand Thirty Two Dollars and No Cents (\$264,032.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, Westervelt Realty, Inc., (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 ENVIRO-SYSTEMS, LLC, (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

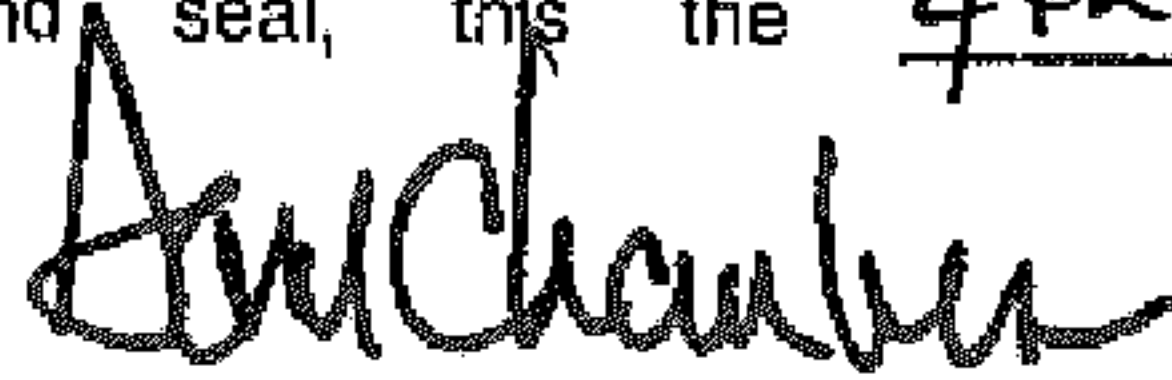
This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

0.00
~~\$108,000.00~~ 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 THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

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 4th day of December, 2023.



Westervelt Realty, Inc.
By: Tom Chambers
As Vice President

State of Alabama

County of Tuscaloosa

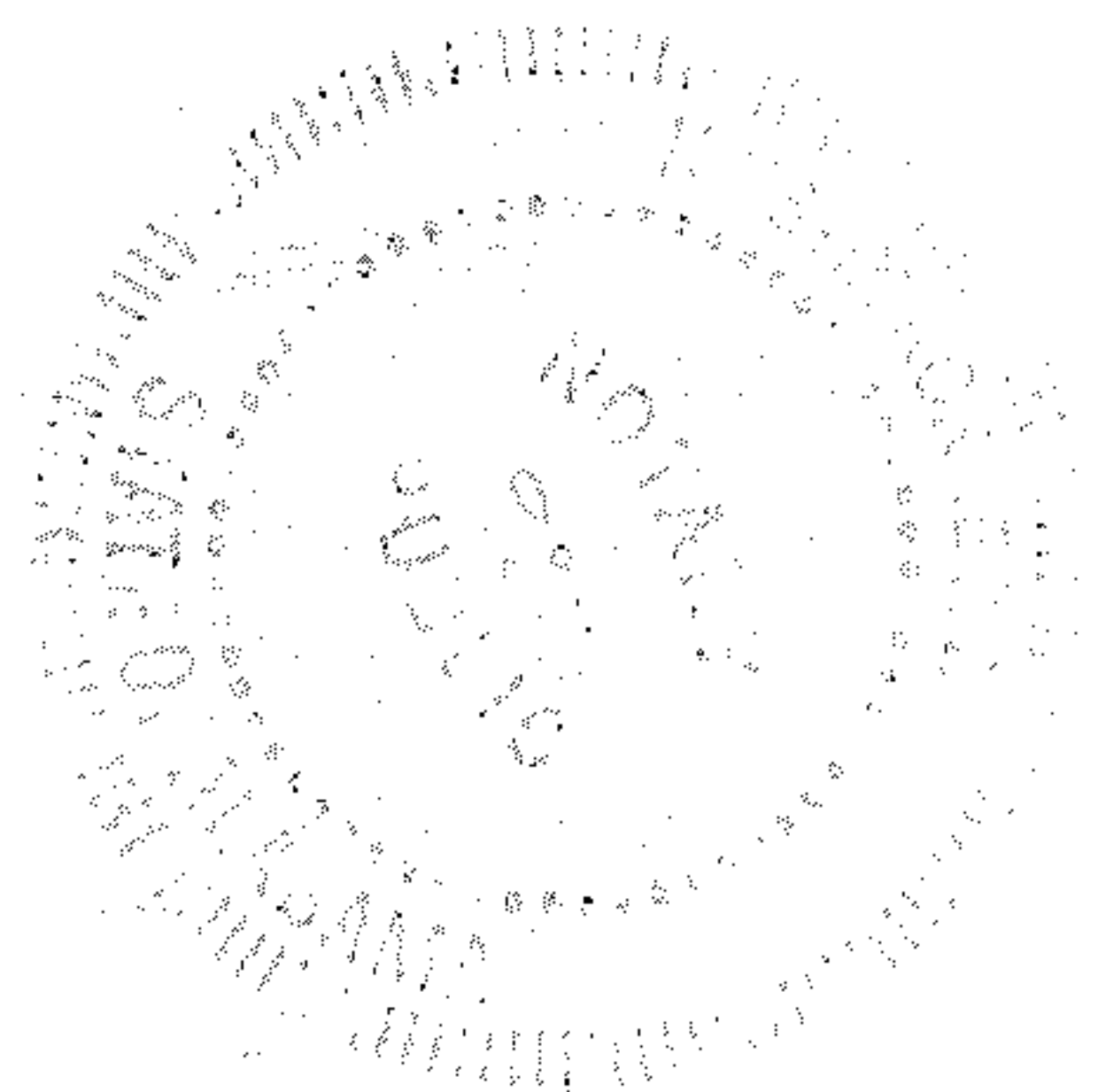
I, Kristin Kornegay, a Notary Public in and for said County in said State, hereby certify that Tom Chambers as Vice President of Westervelt Realty, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he 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 4th day of December, 2023



Notary Public, State of Alabama

My Commission Expires:



Poor Quality

EXHIBIT "A"
LEGAL DESCRIPTION

SURFACE RIGHTS ONLY IN AND TO THE BELOW PARCELS:

PARCEL I:

A parcel of land situated in Section 36, Township 18 South and Section 1, Township 20 South, all in Range 1 East, Huntsville Principal Meridian Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of Section 1, Township 20 South, Range 1 East; thence S 72°10'57"W 2186.41 feet to the point of beginning; thence S 16°37'50"E 1108.23 feet to a point; thence S 72°46'04"W 1607.91 feet to a point; thence N 16°14'00"W 1112.23 feet to a point; thence N 17°07'51"W 1047.00 feet to a point; thence N 72°52'09"E 901.00 feet to a point; thence S 17°07'51"E 1047.02 feet to a point; thence N 72°56'37"E 889.15 feet to the point of beginning.

PARCEL II:

A parcel of land situate in Section 1, Township 20 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama, said parcel being depicted on the attached Exhibit "A", and being more particularly described as follows:

Commence at the Northeast corner of Section 1; thence S 72°10'57"W 2186.41 feet to a point on a 69.99 acre sewage treatment parcel; thence S 16°37'50"E, along and with the easterly line of said sewage treatment parcel, 1108.23 feet to the Southeast corner of said sewage treatment parcel; thence S 72°46'04"W, along and with the Southerly line of said sewage treatment parcel, 1337.49 feet to the point of beginning; thence S 32°18'25"W to the Northeast line of Yellowleaf creek, for the purpose of this description 933.81 feet; thence in a Northwesterly direction, along and with the Northeast margin of said creek to a point on a line lying 150 feet Northwesterly and parallel with the previous course, for the purpose of this description N 67°38'32"W 150.00 feet; thence N 32°21'50"E 14.75 feet; thence N 67°38'10"W 10.00 feet; thence N 32°21'50"E 20.00 feet; thence S 27°38'10"E 10.00 feet; thence N 32°21'50"E 803.89 feet to a point on the Westerly line of said sewage treatment parcel; thence S 16°14'00"E, along and with the Westerly line of said sewage treatment parcel, 62.77 feet to the Southwest corner of said sewage treatment parcel; thence N 72°46'04"E, along and with the Southerly line of said sewage treatment parcel, 170.41 feet to the point of beginning.

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>Westervelt Realty, Inc.</u>	Grantee's Name	<u>ENVIRO-SYSTEMS, LLC</u>
Mailing Address	<u>1400 Jack Warner Parkway NE</u> <u>TUSCALOOSA, AL 35404</u>	Mailing Address	<u>3212 6th Ave. South Ste 200</u> <u>Birmingham, AL 35222</u>
Property Address	<u>Vacant</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>December 05, 2023</u>
		Total Purchase Price	<u>\$264,032.00</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 November 30, 2023

 Unattested

(verified by)

Print Westervelt Realty, Inc. - Grantor

Sign Tom Chambers Tom Chambers as Vice President
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/06/2023 12:36:04 PM
\$292.50 BRITTANI
20231206000352380

Form RT-1

Allen S. Bayl