


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

  
20130626000261160 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
06/26/2013 11:28:22 AM FILED/CERT

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STATUTORY WARRANTY DEED

STATE OF ALABAMA            )

SHELBY COUNTY                )

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 Grantees 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 **SHELBY COUNTY, ALABAMA** ("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 Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns forever. The Grantor hereby covenants and agrees with Grantees, their heirs 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 18<sup>th</sup> day of June, 2013.

**THE WESTERVELT COMPANY, INC.**

By: \_\_\_\_\_

James J. King, Jr.  
Vice President

STATE OF ALABAMA        )

TUSCALOOSA COUNTY    )

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that James J. King, Jr., whose name as Vice President of **THE WESTERVELT COMPANY, INC.**, a corporation, 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 conveyance, he with full authority executed the same voluntarily for and as the act of said corporation.

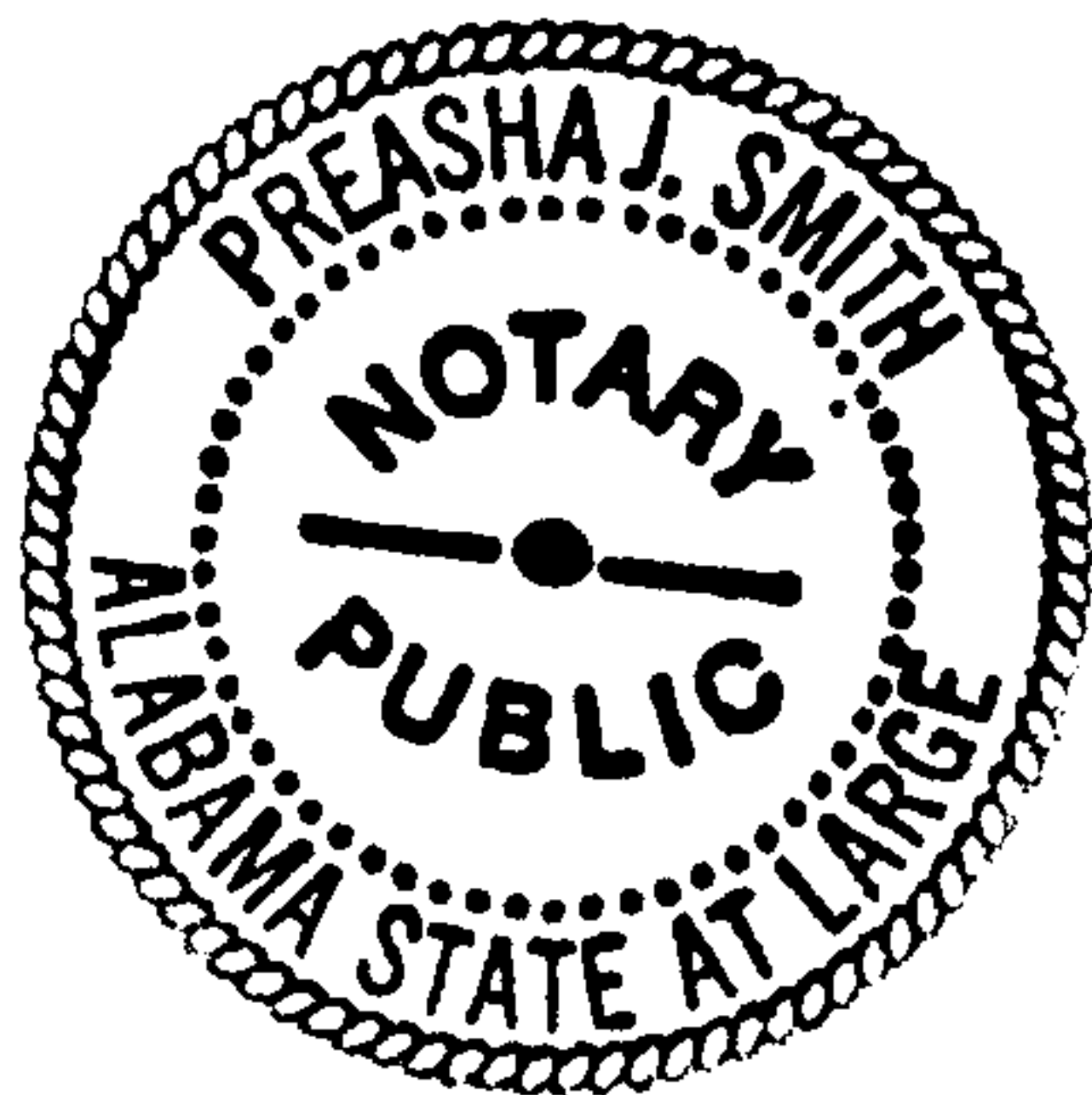
Given under my hand and official seal this the 18<sup>th</sup> day of June, 2013.

Preasha J. Smith

Notary Public in and for the  
State of Alabama at Large

My commission expires: 11/23/15

Grantee's Address:

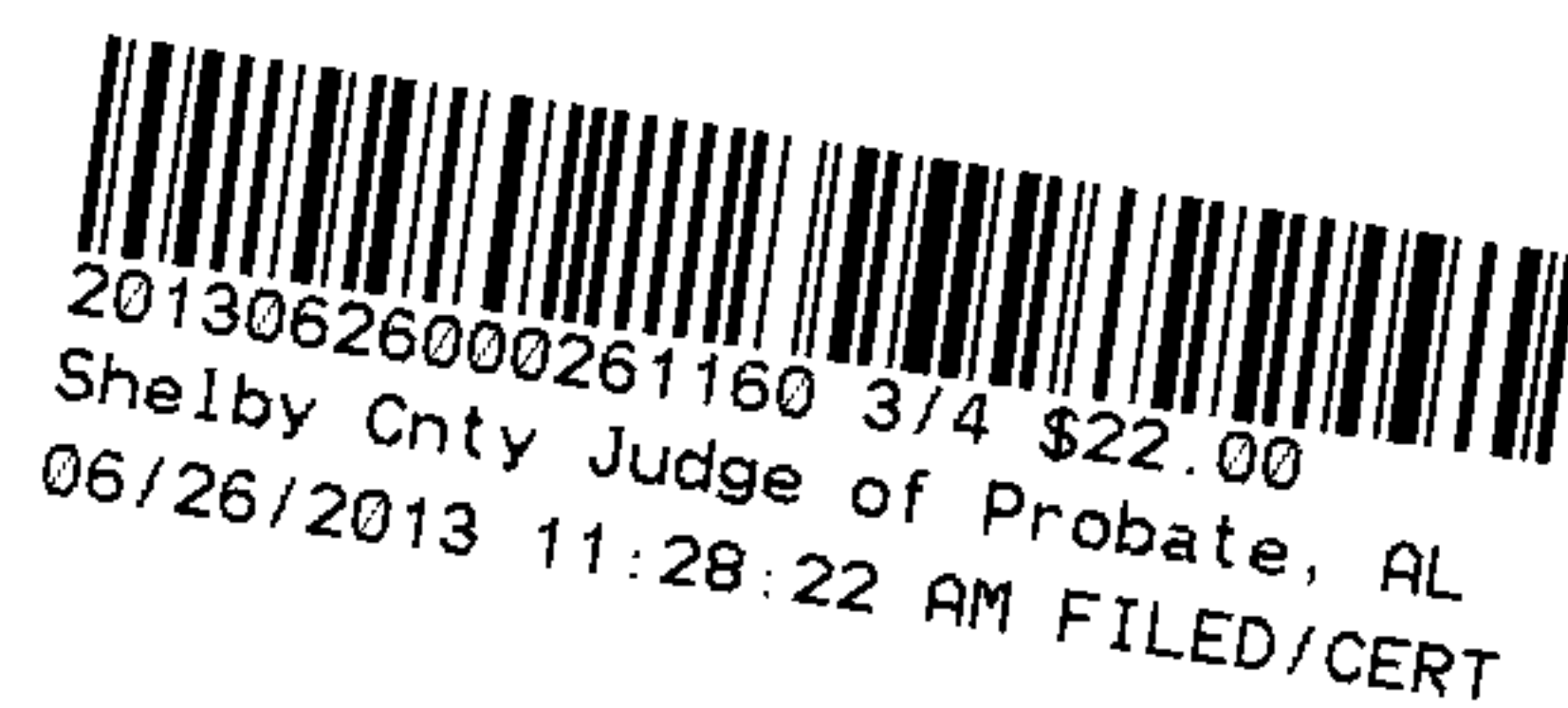


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**Exhibit "A"**  
**Legal Description**

A parcel of land situated in the Southwest quarter of the Northeast quarter of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a 1 inch crimp iron locally accepted to be the Southwest corner of the Southwest quarter of the Northeast quarter of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; thence run an assumed bearing of North 00 degrees, 12 minutes, 58 seconds East along the West line of said quarter-quarter Section for a distance of 558.75 feet to an iron pin set with a SSI cap; thence run South 88 degrees, 58 minutes, 19 seconds East for a distance of 1,082.24 feet to a ½ inch open top found on the Northwest right of way line of Norfolk Southern Railroad; thence run South 56 degrees, 01 minutes, 25 seconds West along said Northwest right of way line for a distance of 943.20 feet to an iron pin set with a SSI cap on the South line of said quarter-quarter Section; thence run South 87 degrees, 40 minutes, 59 seconds West along the South line of said quarter-quarter Section for a distance of 302.26 feet to the point of beginning; said parcel containing 8.6579 acres, more or less.





# 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 P.O. Box 4899  
Tuscaloosa, AL 35404-8999

Grantee's Name Shelby County, Alabama  
Mailing Address P.O. Box 467  
Columbiana, AL 35051

Property Address  Hwy 70  
Columbiana, AL 35051

Date of Sale 6-19-13

Total Purchase Price \$

or

Actual Value

\$ 65,000.00

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 6-19-13

Print William R. Justice

☐ Unattested

Sign

William R. Justice  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1