

THIS INSTRUMENT PREPARED BY:
Mike T. Atchison, Attorney at Law
P. O. Box 822
Columbiana, AL 35051

SEND TAX NOTICE TO:

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of _____ (\$ _____), to the undersigned grantor, **Gordon Timberlands, LTD, a corporation**, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **Westervelt Investments Realty, Inc.** in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

SEE EXHIBIT A ATTACHED HERTO AND MADE A PART HEREOF

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the household of the grantor.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

Mineral Reservation. Seller reserves for itself and its successors and assigns, all oil, gas, and minerals presently owned Seller located in, on, or under the Property, and all executive rights and other rights, including the right to convey or the right to execute leases with respect to the Seller's interest in any and all of said minerals, in, on, or under the Property to the extent reasonably necessary for exploring, drilling, mining, developing, producing, removing, transporting and owning said minerals; provided, however, this reservation by Seller shall not include and specifically excludes sand, clay, and gravel located in, on, or under the Property which shall be conveyed to Buyer for itself, and its successors and assigns, together with all executive rights and other rights, including the right to convey and/or the right to execute leases with respect to sand, clay, and gravel located on, in, or under the Property herein conveyed to the Buyer, to the extent reasonably necessary for exploring, drilling, mining, developing, producing, removing transporting and owning said sand, clay, and gravel. The parties hereby agree the Property shall not be used as limestone or rock quarry. Notwithstanding the reservation and rights reserved to Seller, Seller shall be restricted from any surface mining without the prior written approval of the Buyer, which approval may be withheld by Buyer in its sole discretion; it being the intent and agreement of the Seller and the Buyer that the Buyer will have the exclusive right to control and authorize surface mining and shall have the exclusive right for damages to the surface from mining and disturbance activities (the "Mineral Reservation").

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

IN WITNESS WHEREOF, the said GRANTOR, Janice Gordon it's General Partner, who is authorized to execute this conveyance, hereto set its signature and seal, this 27th day of DECEMBER, 2013.

Gordon Timberlands, LTD

Janice Gordon, General Partner
Janice Gordon, General Partner

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, MICHAEL T. ATCHISON, a Notary Public in and for said County, in said State hereby certify that **Janice Gordon as General Partner of Gordon Timberlands, LTD, 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 she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of December, 2014.

20140102000001610 1/3 \$220.00
Shelby Cnty Judge of Probate, AL
01/02/2014 02:47:38 PM FILED/CERT

Michael T. Atchison
Notary Public
My Commission Expires: 10-4-2016

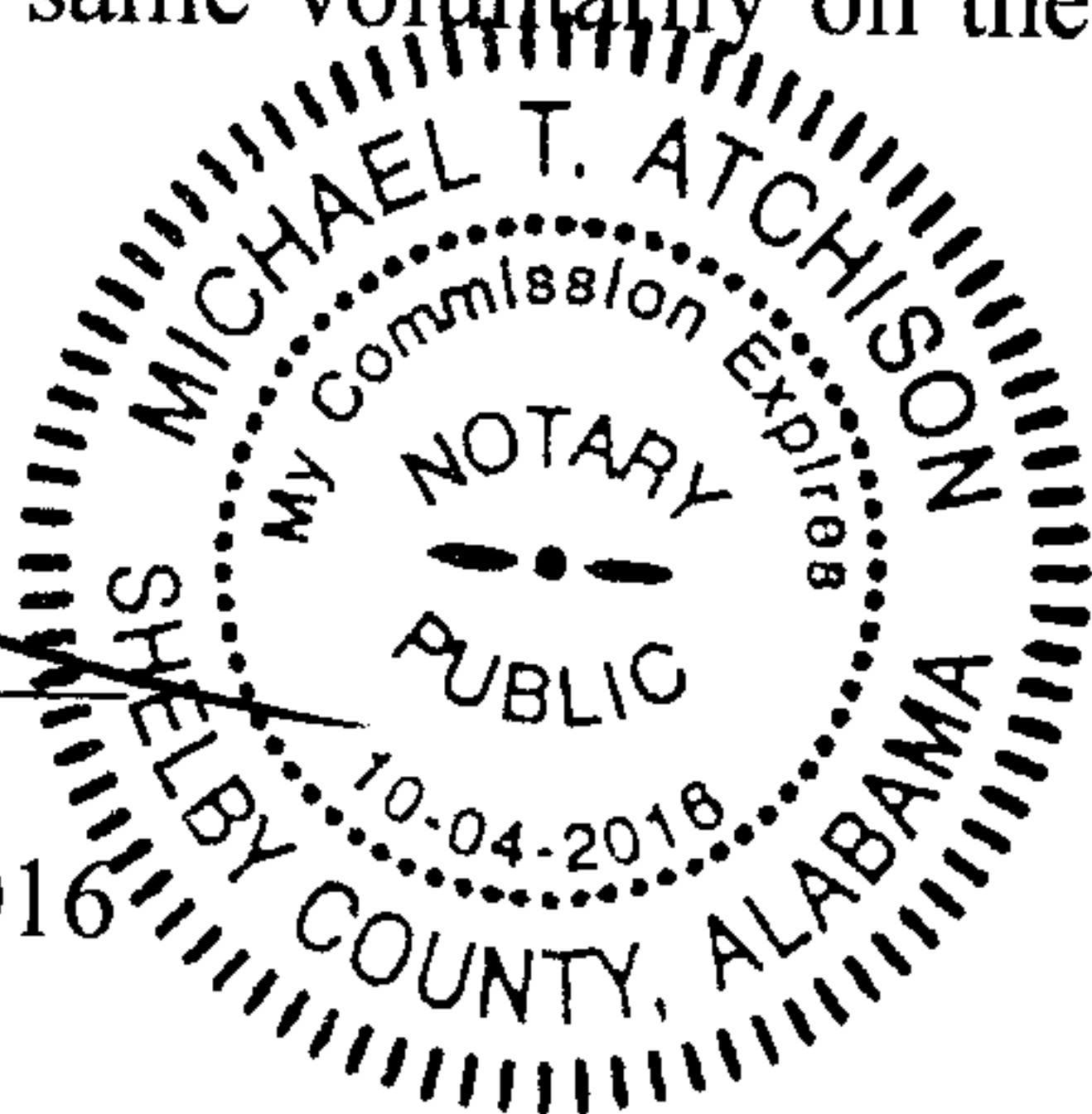


EXHIBIT A

PARCEL I:

All that part of Lots 1, 2, and 3, lying North of the Railroad, according to the survey of Caleriana Farms, as recorded in Map Book 3, Page 12, in the Probate Office of Shelby County, Alabama

The West Half of the Northwest Quarter of the Southwest Quarter of Section 14, Township 22 Range 2 West, lying North of the railroad, Shelby County, Alabama.

PARCEL II:

The East Half of the Northwest Quarter of the Southwest Quarter of Section 14, Township 22 Range 2 West, lying North of the railroad, Shelby County, Alabama.



20140102000001610 2/3 \$220.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Gordon T. McPherson Grantee's Name Westwell Investments Realty Inc
Mailing Address P.O. Box 435 Mailing Address P.O. Box 48999
Columbiana AL 35051 Tuscaloosa AL 35404
Property Address No Address Date of Sale 12-27-13
14222nd Total Purchase Price \$ 200,000.00
Or
Actual Value \$ _____
Or
Assessors 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 12-27-13

☐ Unattested
(verified by)

Print M. K. T. Atchison
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

