

**This instrument was prepared by:**

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Tuscaloosa, AL 35401  
(205) 752-8338

**STATE OF ALABAMA**

)

**STATUTORY WARRANTY DEED**

)

**COUNTY OF SHELBY**

)

**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 Grantee 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 **SOMMERVILLE FAMILY, LLC** ("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.

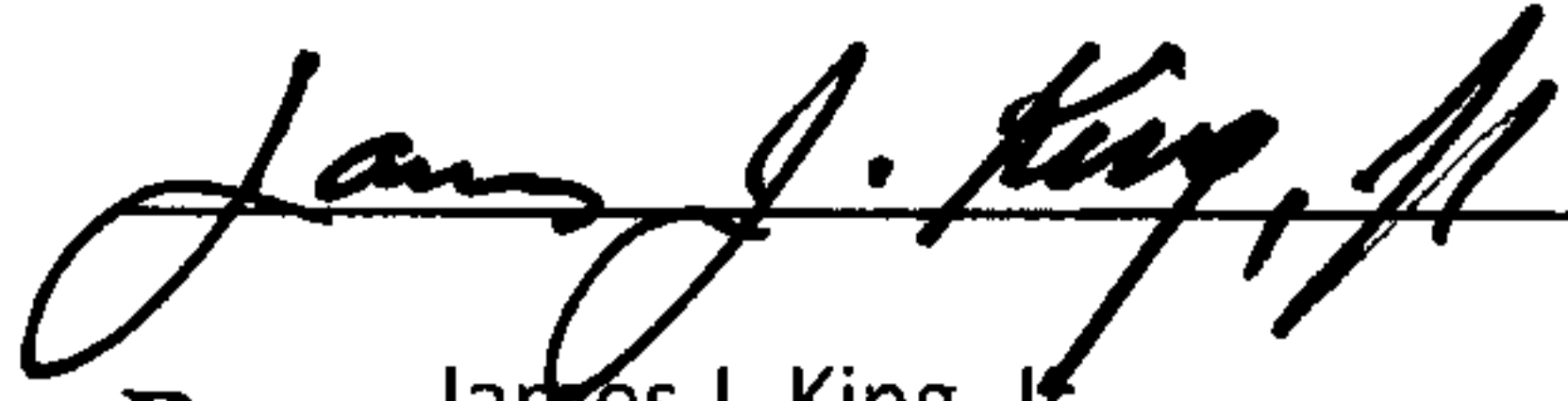
**TO HAVE AND TO HOLD**, the aforementioned premises to the said Grantee, together with every contingent remainder and right of reversion, its successors and assigns forever. The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, 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.

Shelby County, AL 10/20/2014  
State of Alabama  
Deed Tax: \$464.50

  
20141020000330660 1/5 \$490.50  
Shelby Cnty Judge of Probate, AL  
10/20/2014 11:19:03 AM FILED/CERT

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 \_\_\_\_ day of October, 2014.

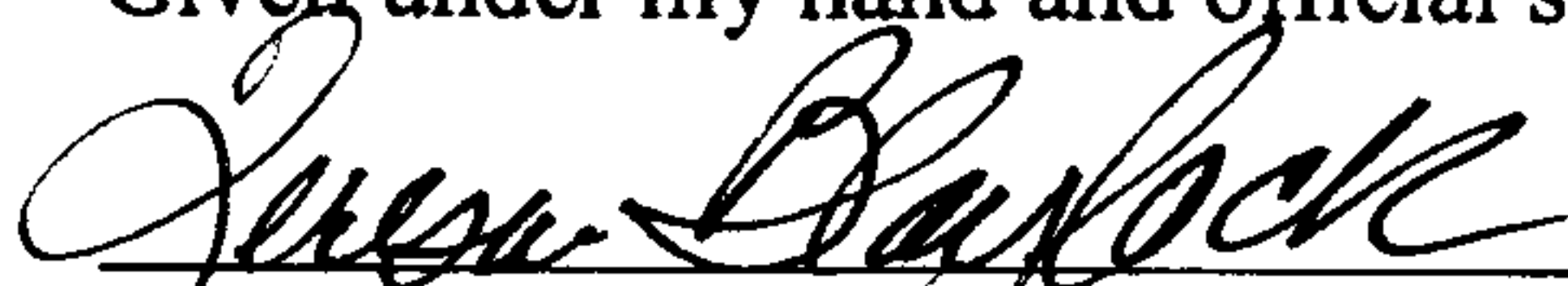
**THE WESTERVELT COMPANY, INC.**


  
By: James J. King, Jr.  
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 James J. King, Jr., whose name is listed as Vice President of **THE WESTERVELT COMPANY, INC.**, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she/he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the \_\_\_\_ day of October, 2014.

  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES FEB. 17, 2018

  
20141020000330660 2/5 \$490.50  
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## **EXHIBIT "A"**

### **TRACT 3**

A parcel of land being parts of those certain tracts of land as described as Parcel 45 F and Parcel 45 G lying in Section 18 and Section 19, as shown on a plat of "Tract 45 Subdivision", as recorded in Map Book 10, Page 6, in the Office of the Judge of Probate for Shelby County, Alabama. and the SW1/4 of the SE1/4 of Section 18 lying north of said Parcel 45 F, the SE1/4 of the SE1/4 of Section 18 lying north of said Parcel 45 G, and the NW1/4 of the SE1/4 of Section 18, all lying in Township 24 North, Range 15 East of Shelby County, Alabama and being more particularly described as follows:

BEGIN at a capped rebar (Gulf State Paper Corp. LS12709) found marking the SW corner of the SE1/4 of said Section 18; thence run N 03°02'24" W for a distance of 679.78 feet to a capped rebar (Gulf State Paper Corp. LS12709) found marking the NW corner of said Parcel 45 F; thence run N 03°04'40" W for a distance of 2039.07 feet to a 1" open top pipe in rock pile found marking the SW corner of the SW1/4 of the NE1/4 of said Section 18; thence run N 89°16'14" E for a distance of 1366.98 feet to capped rebar (Wheeler) found marking the SW corner of the SE1/4 of the NE 1/4 of said Section 18; thence run S 02°06'11" E for a distance of 1348.89 feet to a set 5/8" rebar; thence run N 88°04'03" E for a distance of 1320.74 feet to a set 5/8" rebar; thence run S 02°06'17" E for a distance of 1358.85 feet to a 4" capped pipe found marking the SE corner of said Section 18; thence run S 01°19'56" E for a distance of 291.36 feet to a found capped rebar (Wheeler); thence run S 01°27'07" E for a distance of 390.15 feet to a found 4"x4" concrete monument with disc (A.P.C.); thence continue S 01°27'07" E for a distance of 30.02 feet to a point on the Northerly bank of Waxahatchee Creek; thence run Northwesterly along the meanderings of said Northerly bank 2848.93 feet, more or less (having a chord bearing of N 65°36'03" W and a distance of 1466.16 feet, more or less) to a point on said Northerly bank at the SE corner of said Parcel 45 F; thence run Southwesterly along the meanderings of said Northerly bank 1362.85 feet, more or less (having a chord bearing of S 78°48'41" W and a distance of 1358.96 feet, more or less) to a point on said Northerly bank; thence leaving said Northerly bank run N 01°57'23" E for a distance of 13.36 feet to a found 1" rod; thence continue N 01°57'23" E for a distance of 285.19 feet to the POINT OF BEGINNING.

The above described parcel of land containing 135.9 acres (5,919,736.4 square feet), more or less.

### **TRACT 4**

A parcel of land being parts of those certain tracts of land as described as the SE1/4 of the NE1/4 and the NE1/4 of the SE1/4 of Section 18, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows:

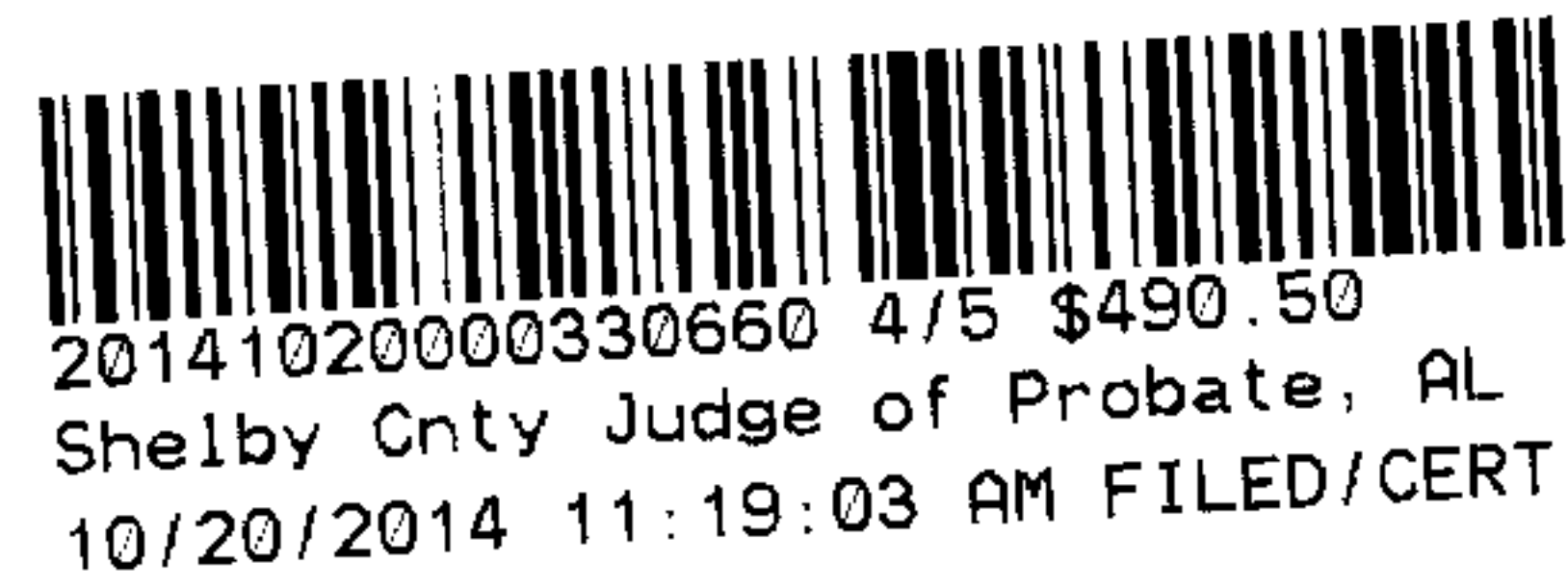
COMMENCE at a capped rebar (Gulf State Paper Corp. LS12709) found marking the SW corner of the SE1/4 of said Section 18; thence run N 03°02'24" W for a distance of 679.78 feet to a capped rebar (Gulf State Paper Corp. LS12709) found marking the NW corner of said Parcel 45 F; thence run N 03°04'40" W for a distance of 2039.07 feet to a 1" open top pipe in rock pile found marking the SW corner of the SW1/4 of the NE1/4 of said Section 18; thence run N 89°16'14" E for a distance of 1366.98 feet to capped



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rebar (Wheeler) found marking the SW corner of the SE1/4 of the NE 1/4 of said Section 18 and the POINT OF BEGINNING; thence run N 00°54'14" W for a distance of 468.31 feet to a found capped rebar (Wheeler); thence run N 02°28'41" W for a distance of 882.51 feet to a capped rebar (Wheeler) found marking the NW corner of said SE1/4 of the NE1/4; thence run N 87°16'47" E for a distance of 1316.71 feet to a drill bit found marking the NE corner of said SE1/4 of the NE1/4; thence run S 02°06'17" E for a distance of 2717.71 feet to a set 5/8" rebar; thence run S 88°04'03" W for a distance of 1320.74 feet to a set 5/8" rebar; thence run N 02°06'11" W for a distance of 1348.89 feet to the POINT OF BEGINNING.

The above described parcel of land containing 81.9 acres (3,568,882.5 square feet), 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  
Mailing Address 1400 Jack Warner Parkway NE  
Tuscaloosa, AL 35404

Grantee's Name Sommerville Family, LLC  
Mailing Address 4635 Old Looney Mill Road  
Birmingham, AL 35243

Property Address not yet assigned

Date of Sale 10/10/2014

Total Purchase Price \$ 464,200.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



20141020000330660 5/5 \$490.50  
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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

☐ 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 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 \_\_\_\_\_

Print \_\_\_\_\_

*Tara Carpenter*

\_\_\_\_ Unattested

Sign \_\_\_\_\_

*Olivia Cr*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1