

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Geoffery B. Walters
Mallory M. Walters
224 Lorrin Lane
Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SEVENTY EIGHT THOUSAND TWO HUNDRED THIRTY and 00/100 Dollars (\$178,230.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt and sufficiency of which are hereby acknowledged, THE WESTERVELT COMPANY, INC. fka Gulf States Paper Corporation, a Delaware Corporation, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto GEOFFERY B. WALTERS and MALLORY M. WALTERS, husband and wife (herein referred to as 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, the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION


Subject to: (1) Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record.

Grantor hereby specifically reserves unto itself, its successors or assigns, all oil, gas, minerals, greenhouse gases, and mineral and mining rights that it may own and the right to sequester carbon and other greenhouse gases on the property.

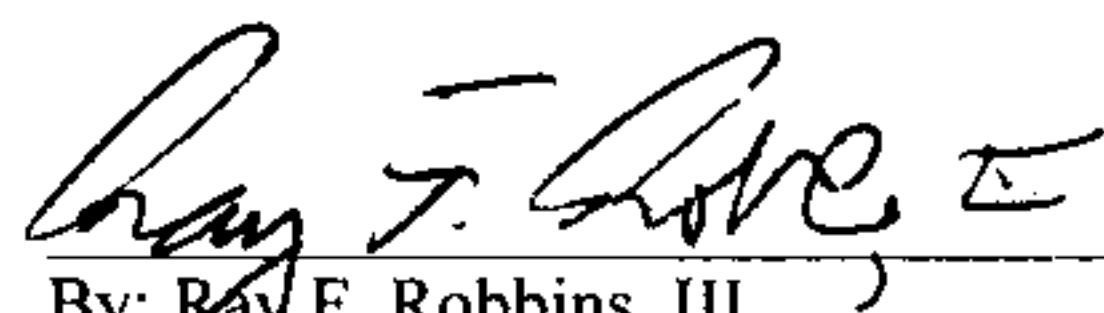
\$178,230.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor by the undersigned who is authorized to execute this conveyance, has hereunto set his hand and seal this the 26th day of April, 2017.


20170516000169950 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/16/2017 12:50:59 PM FILED/CERT

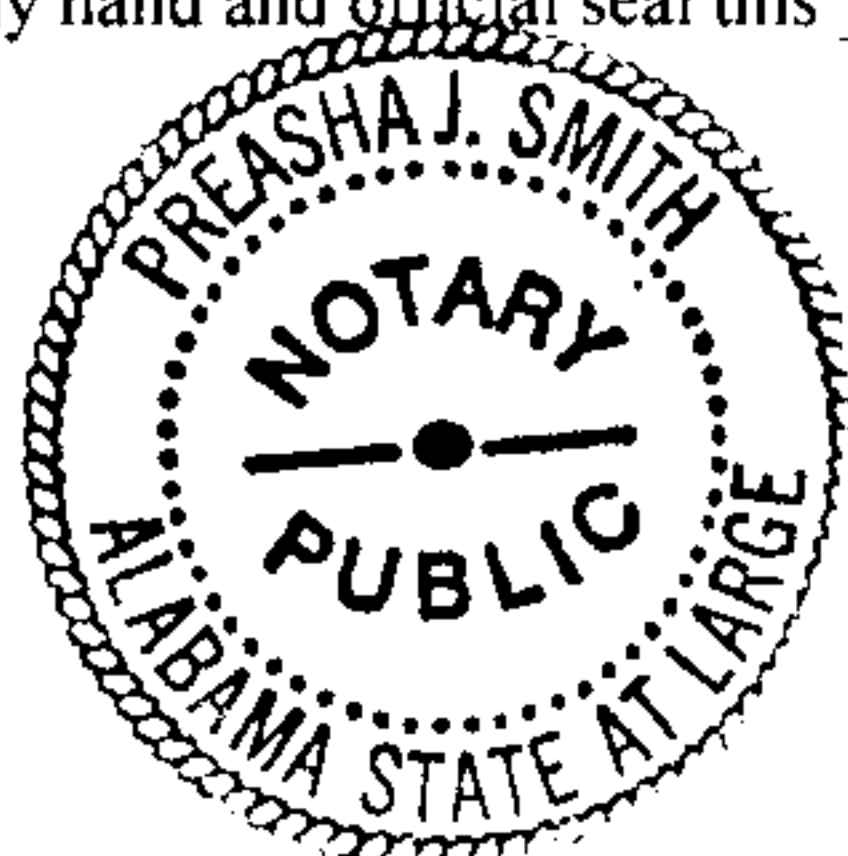
The Westervelt Company, Inc.
fka Gulf States Paper Corporation,
A Delaware corporation


By: Ray F. Robbins, III
Its: Vice President and Secretary

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ray F. Robbins, III, whose name as Vice President and Secretary of The Westervelt Company, 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 conveyance, he, as such Officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 26th day of April, 2017.




NOTARY PUBLIC
My Commission Expires 11/2/19

EXHIBIT "A"

Legal Description:

Commence at a ½" rebar in place being the Northeast corner of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 01° 00' 08" East along the East boundary of said Section 33 for a distance of 1255.46 feet to a ½" open top pipe in place being the Southeast corner of the Northeast one-fourth of the Northeast one-fourth of Section 33; thence proceed South 00° 58' 29" East along the East boundary of said Section 33 and along the East boundary of the Southeast one-fourth of the Northeast one-fourth for a distance of 224.08 feet (set ½" rebar); thence proceed South 89° 01' 31" West for a distance of 1315.98 feet (set ½" rebar); thence proceed North 01° 03' 30" West along the West boundary of said Southeast one-fourth of the Northeast one-fourth for a distance of 208.21 feet to a capped rebar in place being the Southwest corner of the Northeast one-fourth of the Northeast one-fourth; thence proceed North 01° 06' 32" West along the West boundary of said Northeast one-fourth of the Northeast one-fourth for a distance of 70.12 feet to a ½" rebar in place; thence continue North 01° 06' 32" West along the West boundary of said quarter-quarter section for a distance of 1262.13 feet to a 2" open top pipe in place being the Northwest corner of the Northeast one-fourth of the Northeast one-fourth; thence proceed South 88° 10' 46" East along the North boundary of said quarter-quarter section and along the North boundary of said Section 33 for a distance of 574.26 feet to a ½" rebar in place; thence proceed South 88° 26' 47" East along the North boundary of said quarter-quarter section and along the North boundary of said Section 33 for a distance of 745.94 feet to the point of beginning.


The above described land is located in the Northeast one-fourth of the Northeast one-fourth and the Southeast one-fourth of the Northeast one-fourth of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama.

According to the Survey of James M. Ray, Ala Reg. No. 18383, dated April 7, 2017.

And also granted a 20 foot Ingress, Egress and Utility Easement being 10 feet in equal width on each side of the following described line which is also the centerline of an existing dirt roadway: Commence at a ½" rebar in place being the Northeast corner of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 01° 00' 08" East along the East boundary of said Section 33 for a distance of 1255.46 feet to a ½" open top pipe in place being the Southeast corner of the Northeast one-fourth of the Northeast one-fourth of Section 33; thence proceed South 00° 58' 29" East along the East boundary of said Section 33 and along the East boundary of the Southeast one-fourth of the Northeast one-fourth for a distance of 224.08 feet (set ½" rebar); thence proceed South 89° 01' 31" West for a distance of 264.15 feet to the centerline of said 20 foot easement and the centerline of said existing dirt roadway, said point being the point of beginning. From this beginning point proceed South 10° 21' 36" along above described centerline for a distance of 189.36 feet; thence proceed South 06° 47' 58" West along above described centerline for a distance of 135.94 feet; thence proceed South 04° 33' 07" East along above described centerline for a distance of 187.57 feet; thence proceed South 07° 06' 44" West along above described centerline for a distance of 158.65 feet; thence proceed South 07° 49' 19" East along above described centerline for a distance of 160.66 feet; thence proceed South 22° 33' 57" East along above described centerline for a distance of 212.32 feet; thence proceed South 15° 59' 31" East along above described centerline for a distance of 285.62 feet; thence proceed South 22° 51' 42" West along above described centerline for a distance of 456.02 feet; thence proceed South 17° 04' 27" West along above described centerline for a distance of 181.05 feet; thence proceed South 04° 04' 54" West along above described centerline for a distance of 359.67 feet to the centerline of Shelby County paved Roadway and the termination of said easement.

The above described easement is located in the Southeast one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama.

According to the Survey of James M. Ray, Ala Reg. No. 18383, dated April 7, 2017.


20170516000169950 2/3 \$22.00
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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 The Westervelt Company Inc
Mailing Address 1400 Jack Warner Pkwy NE
Tuscaloosa, AL 35404

Grantee's Name Geoffery B Walters
Mailing Address Mallory M Walters
224 Lorrin Lane
Sterrett, AL 35147

Property Address See Legal Description
Attached to Deed

Date of Sale 4-26-17

Total Purchase Price \$ 178,230.00

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 4-26-17

Print Gary Harrison

☐ Unattested

Sign [Signature]

(Verified by)

(Grantor/Grantee/Owner/Agent) circle one



20170516000169950 3/3 \$22.00
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Form RT-1