

THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

SEND TAX NOTICE TO:  
Gallant Lake, LLC  
120 Bishop Circle  
Pelham, Alabama 35124

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_


### STATUTORY WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF TUSCALOOSA

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **One Hundred, Seventy Two Thousand, Seven Hundred, Thirty Six and no/100's Dollars (\$172,736.00)** and other good and valuable consideration, paid in hand to **The Westervelt Company, Inc., a Delaware Company** (herein called the Grantor), by **Gallant Lake, LLC** (herein called the Grantee), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real property, together with all improvements thereon, situated in Shelby County, Alabama, as described in Exhibit A attached hereto and exceptions described in Exhibit B attached hereto and both exhibits incorporated herein by reference.

Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, (i) that the above-described real property is free and clear from all encumbrances whatsoever created by, from, through or under the Grantor except as set forth herein, and (ii) that the Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging,<sup>1</sup> unto the Grantees, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, except as hereinabove stated.

Shelby County, AL 04/05/2018  
State of Alabama  
Deed Tax: \$173.00

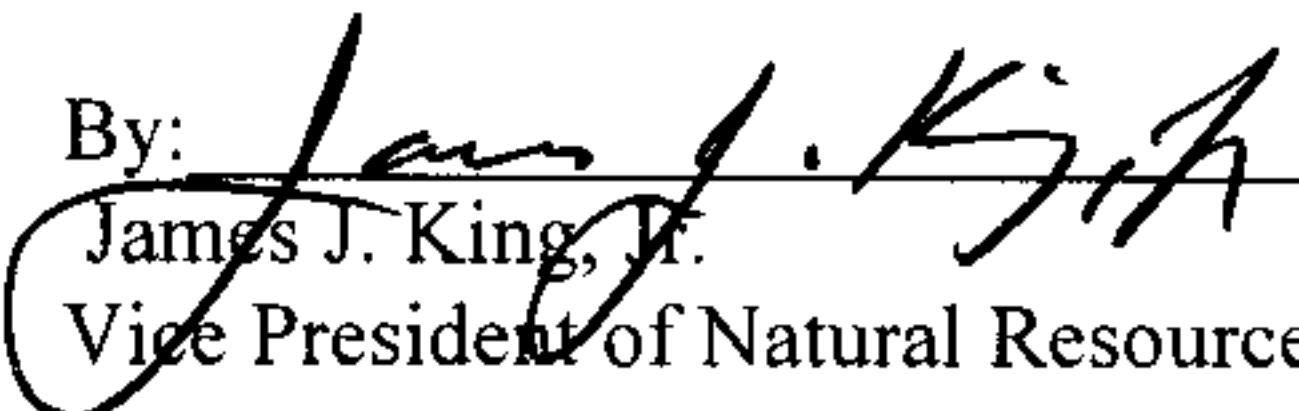
  
20180405000112640 1/6 \$203.00  
Shelby Cnty Judge of Probate, AL  
04/05/2018 08:37:36 AM FILED/CERT

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, The Westervelt Company, Inc. has caused this conveyance to be signed in its corporate name by its duly authorized officer, as of the 30th day of March, 2018.

THE WESTERVELT COMPANY, INC.,  
a Delaware Company

By:

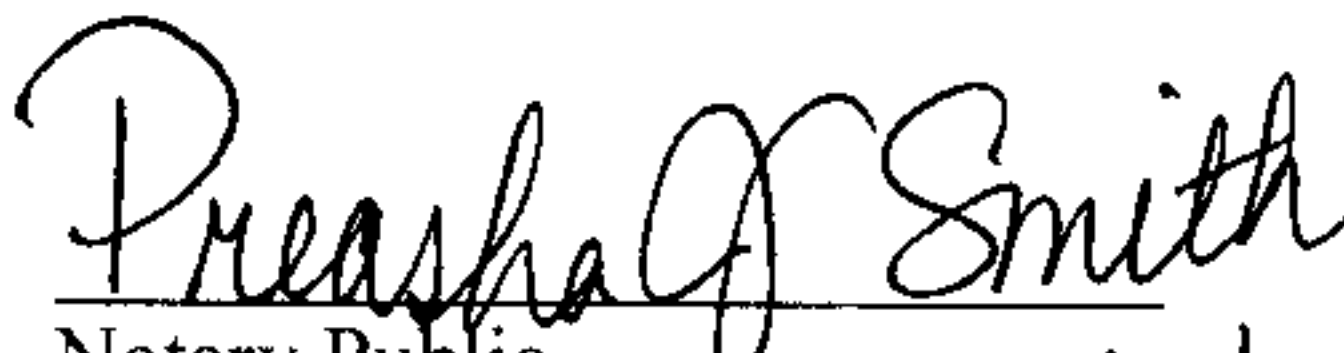
  
James J. King, Jr.

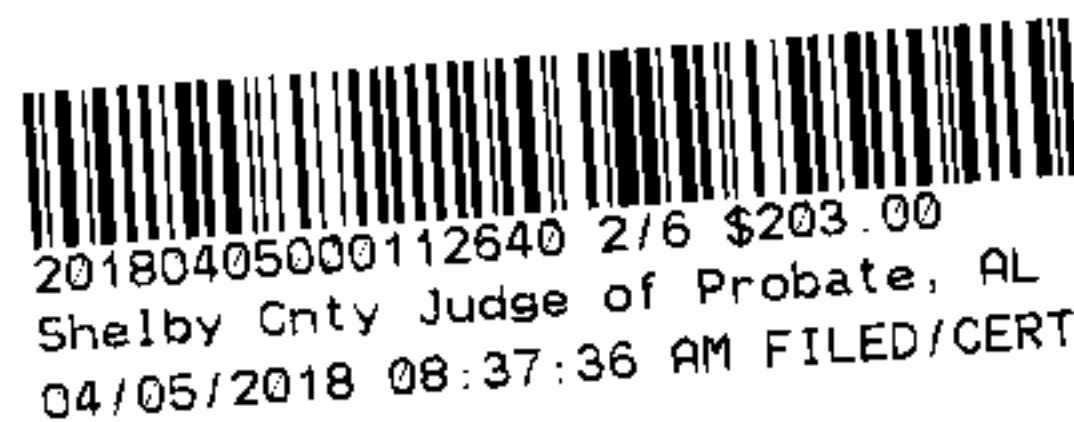
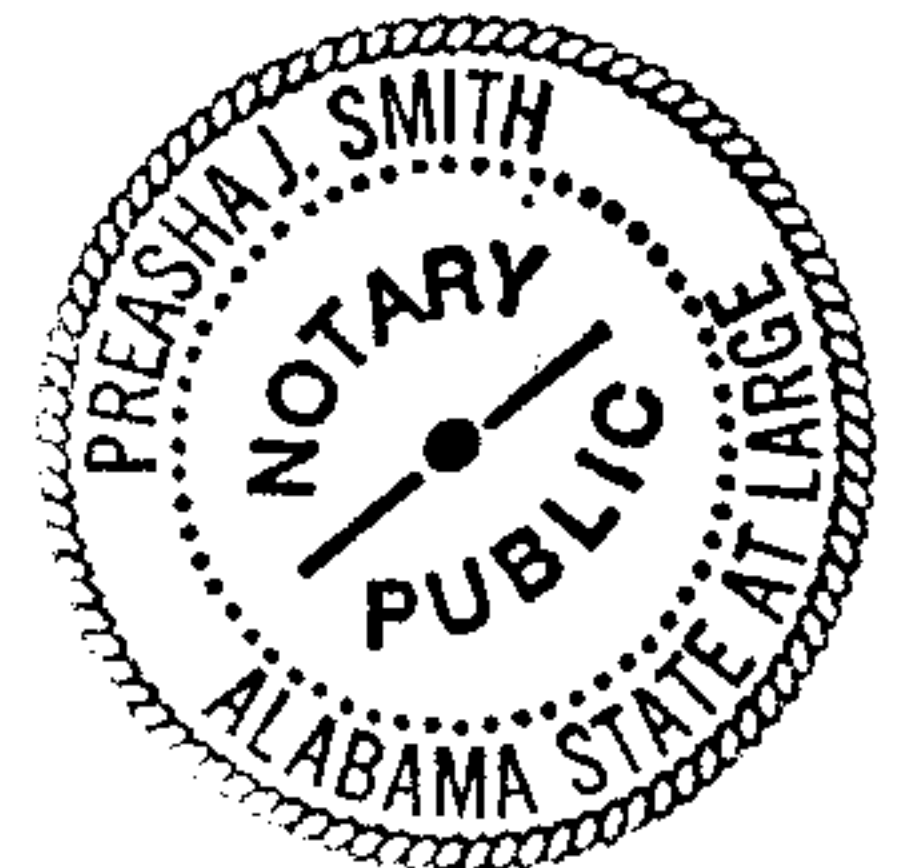
Vice President of Natural Resources

STATE OF ALABAMA  
COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James J. King, Jr., as Vice President of The Westervelt Company, Inc. a Delaware Company, whose name 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 the said instrument, he executed the same voluntarily and with full authority, on behalf of said Company.

Given under my hand and seal, this 30th day of March, 2018.

  
Notary Public  
My commission expires: 11/2/19



### **Exhibit A**

**A parcel of land situated in the North 1/2 of Section 28, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:**

**Commence at the NW corner of Section 28, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 89°15'54" E along the North line of said Section 28, a distance of 1,790.57' to a point in the centerline of Salster Branch, said point being the Point of Beginning of the described parcel; thence continue along the North line of said Section 28, N 89°15'54" E a distance of 1,951.24'; thence leaving said North line, S 36°13'21" E a distance of 436.41'; thence with a curve turning to the left with an arc length of 91.73', with a radius of 325.00', with a chord bearing of S 44°18'31" E, with a chord length of 91.43'; thence S 52°23'40" E a distance of 179.78'; thence with a curve turning to the right with an arc length of 235.84', with a radius of 275.00', with a chord bearing of S 27°49'36" E, with a chord length of 228.67'; thence S 78°10'30" W a distance of 1000.05'; thence S 48°06'16" W a distance of 1251.58' to a point in the centerline of a branch; thence along the branch centerline the following dimensions: thence N 31°14'03" W 24.11'; thence S 89°30'24" W 68.82'; thence N 18°50'59" W 21.87'; thence N 86°46'16" W 96.51'; thence S 46°58'37" W 34.47'; thence S 76°18'24" W 84.83'; thence N 84°34'25" W 76.90'; thence S 47°18'05" W 46.52'; thence S 79°02'01" W 90.66'; thence N 40°36'01" W 54.23'; thence N 66°11'11" W 72.79'; thence S 57°35'37" W 22.62'; thence N 10°06'57" W 50.31'; thence N 25°05'30" W 118.73'; thence N 52°17'38" W 51.67'; thence N 15°03'14" E 80.29'; thence N 00°21'20" E 42.98'; thence N 70°21'27" E 57.79'; thence N 21°44'58" E 165.87'; thence N 16°22'33" E 117.34'; thence N 05°28'07" W 26.96' to a point in the centerline of Salster Branch; thence along the centerline of Salster Branch the following dimensions: thence N 05°28'07" W 49.37'; thence N 14°56'41" W 56.00'; thence N 61°43'04" W 120.47'; thence N 20°32'50" W 111.82'; thence N 63°56'53" E 32.71'; thence S 56°11'54" E 35.39'; thence N 31°32'51" E 27.04'; thence N 02°11'20" W 32.38'; thence N 28°32'44" W 115.68'; thence N 04°15'37" E 39.04'; thence N 24°56'29" W 67.89'; thence N 57°41'49" E 109.60'; thence N 04°34'16" W 54.49'; thence N 75°20'40" W 81.94'; thence N 25°48'07" E 79.96'; thence S 80°45'50" E 49.44'; thence N 47°21'13" E 29.23'; thence N 06°46'35" E 107.23'; thence N 72°32'18" W 78.86'; thence S 81°15'18" W 72.78'; thence N 20°16'22" W 65.22'; thence N 06°29'41" W 54.15'; thence N 58°20'31" E 58.56'; thence S 62°19'43" E 29.28'; thence N 33°14'11" E 22.64'; thence N 42°48'57" W 32.39'; thence N 75°28'46" W 82.50'; thence N 37°39'02" E 88.38'; thence S 55°44'27" E 108.08'; thence N 59°39'16" E 23.36'; thence N 12°10'08" E 34.12' to a point on the North line of said Section 28, said point being the Point of Beginning.**

**Also:**

**A 40' ingress/egress & utilities situated in the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:**

**Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 00°45'03" W along the East line of said Section 27, a distance of 529.51' to a point on the southwesterly right of way line of Shelby County Highway #69 (80' R.O.W.); thence along said right of way line, N 66°41'44" W a**



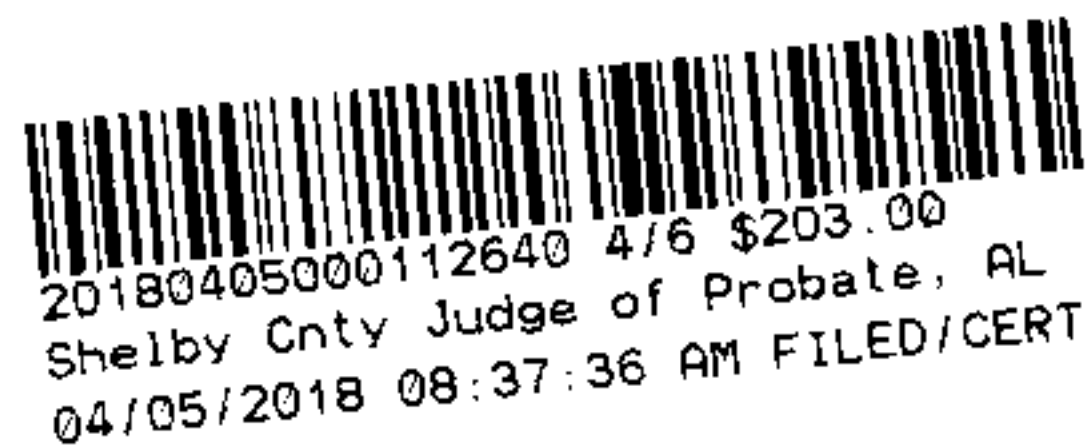
20180405000112640 3/6 \$203.00  
Shelby Cnty Judge of Probate, AL  
04/05/2018 08:37:36 AM FILED/CERT

distance of 386.46' to the Point of Beginning of a 40' ingress/egress & utilities easement lying 20' to either side of the following described centerline; thence leaving said right of way line, S 31°34'39" W a distance of 668.59'; thence S 13°39'55" W a distance of 894.77' to a point in the centerline of a branch, said point being the Point of Ending of the easement centerline.

Also:

A 60' ingress/egress & utilities easement situated in the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 00°45'03" W along the East line of said Section 27, a distance of 529.51' to a point on the southwesterly right of way line of Shelby County Highway #69 (80' R.O.W.); thence along said right of way line, N 66°41'44" W a distance of 1390.98' to the Point of Beginning of a 60' ingress/egress & utilities easement lying 30' to either side of the following described centerline; thence leaving said right of way line, S 05°41'40" E a distance of 329.06'; thence S 20°11'44" W a distance of 413.89' to the Point of Ending of the easement centerline.



## **Exhibit B**

### **Permitted Exceptions**

- **Rights or claims of parties in possession not shown by the public records.**
- **Easements, or claims of easements, not shown by the public records.**
- **Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.**
- **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
- **Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.**
- **Taxes for the year 2018 and subsequent years.**
- **Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**



20180405000112640 5/6 \$203.00  
Shelby Cnty Judge of Probate, AL  
04/05/2018 08:37:36 AM FILED/CERT



### 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  
Tuscaloosa, AL 35404  
Grantee's Name: Gallant Lake, LLC  
Mailing Address: 120 Bishop Circle  
Pelham, AL 35124  
Property Address: Acreage  
Date of Transfer: March 30, 2018  
Total Purchase Price: \$ 172,736.00

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.

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: March 30, 2018

Sign

  
F. Wayne Keith - Attorney

  
20180405000112640 6/6 \$203.00  
Shelby Cnty Judge of Probate: AL  
04/05/2018 08:37:36 AM FILED/CERT