

**All of the consideration is paid by a Purchase
Money Mortgage filed simultaneously herewith**

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 **Six Hundred, Fifty Thousand and no/100's Dollars (\$650,000.00)** 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, 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.

Grantor reserves title to all minerals within and underlying the above property described in Exhibit A attached hereto, together with all mining rights and other rights and privileges, immunities and release of damages relating thereto.

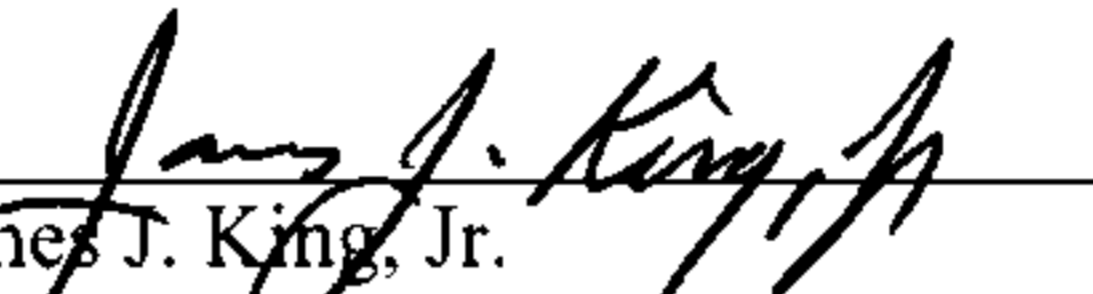


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TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever.

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.

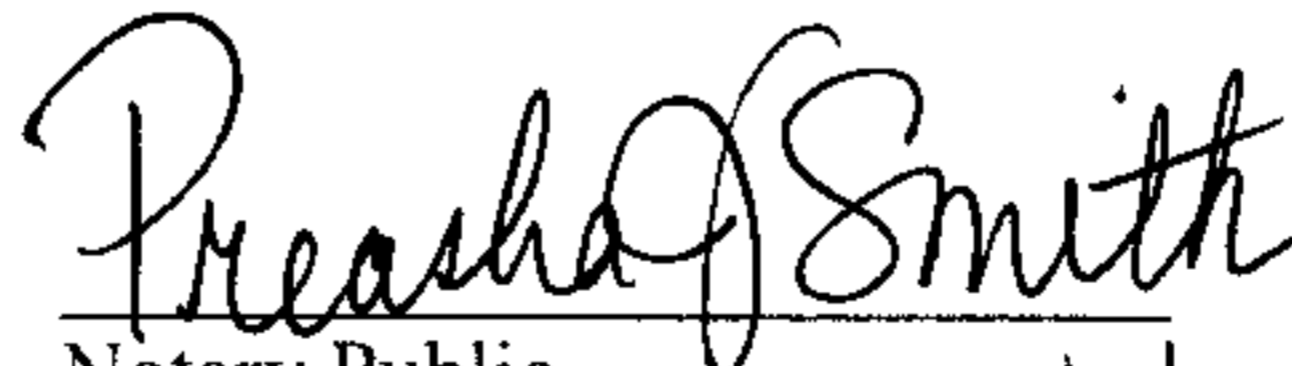
THE WESTERVELT COMPANY, INC.,
a Delaware Company

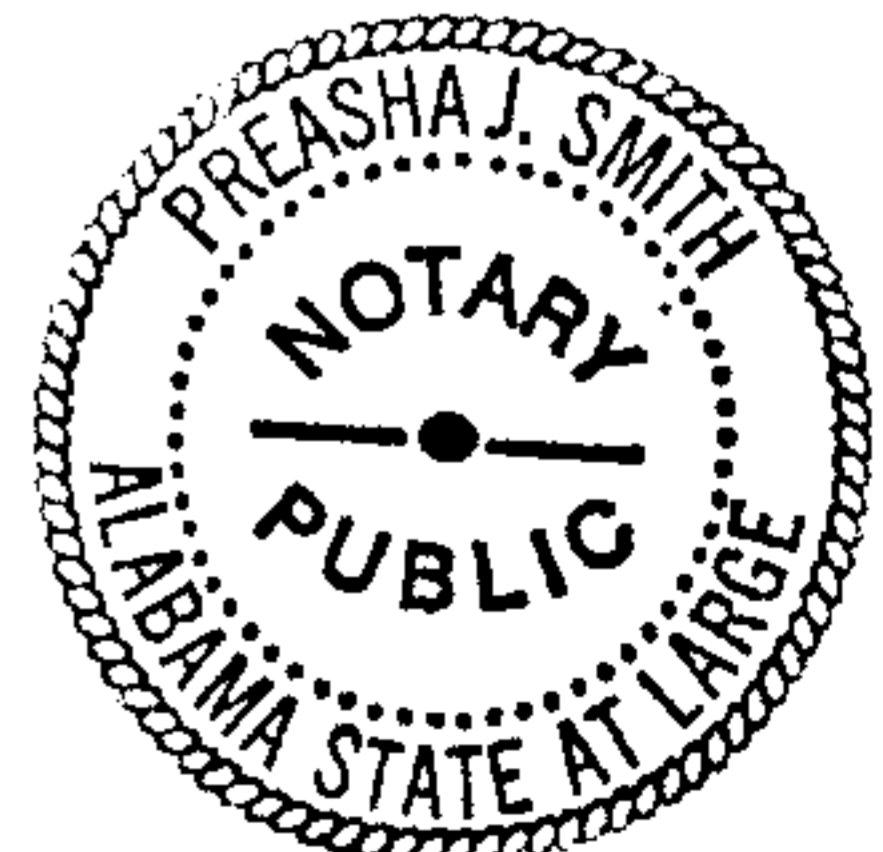
By: 
James J. King, Jr.
Vice President of Natural Resources

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





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Exhibit A

PARCEL 1

A parcel of land situated in the SE 1/4 of Section 22 and 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; thence S 05°41'40" E a distance of 329.06'; thence S 20°11'44" W a distance of 413.89'; thence N 69°48'16" W a distance of 717.12'; thence S 01°52'41" W a distance of 911.87'; thence S 47°24'03" E a distance of 172.54'; thence S 62°27'45" W a distance of 825.65'; thence S 35°16'12" W a distance of 972.73'; thence N 72°44'27" W a distance of 1,148.47' to a point on the easterly line of a 60' ingress/egress & utilities easement; thence along said easterly easement line the following dimensions: with a curve turning to the right with an arc length of 48.71', with a radius of 395.00', with a chord bearing of N 25°37'45" E, with a chord length of 48.68'; thence N 29°09'42" E a distance of 385.54'; thence with a curve turning to the right with an arc length of 74.59', with a radius of 720.00', with a chord bearing of N 32°07'46" E, with a chord length of 74.55'; thence N 35°05'49" E a distance of 320.10'; thence with a curve turning to the right with an arc length of 94.73', with a radius of 570.00', with a chord bearing of N 39°51'29" E, with a chord length of 94.62'; thence N 44°37'09" E a distance of 536.38'; thence with a curve turning to the left with an arc length of 230.36', with a radius of 455.00', with a chord bearing of N 30°06'53" E, with a chord length of 227.91'; thence N 15°36'38" E a distance of 147.63'; thence with a curve turning to the right with an arc length of 117.62', with a radius of 470.00', with a chord bearing of N 22°46'48" E, with a chord length of 117.32'; thence N 29°56'58" E a distance of 116.33'; thence with a curve turning to the left with an arc length of 73.55', with a radius of 405.00', with a chord bearing of N 24°44'48" E, with a chord length of 73.45'; thence N 19°32'38" E a distance of 272.73'; thence with a curve turning to the right with an arc length of 139.08', with a radius of 220.00', with a chord bearing of N 37°39'18" E, with a chord length of 136.78'; thence N 55°45'59" E a distance of 118.01'; thence with a curve turning to the right with an arc length of 148.25', with a radius of 420.00', with a chord bearing of N 65°52'43" E, with a chord length of 147.48'; thence N 75°59'27" E a distance of 265.63'; thence with a curve turning to the left with an arc length of 258.44', with a radius of 430.00', with a chord bearing of N 58°46'22" E, with a chord length of 254.57'; thence N 41°33'17" E a distance of 179.89'; thence with a curve turning to the left with an arc length of 40.08', with a radius of 280.00', with a chord bearing of N 37°27'12" E, with a chord length of 40.05'; thence N 33°21'08" E a distance of 80.87' 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 and leaving said easterly easement line, S 66°38'52" E a distance of 426.86'; thence continue along said right of way line, S 66°41'44" E a distance of 496.44' to the Point of Beginning.

PARCEL 2

A parcel of land situated in the W 1/2 of Section 27 & the E 1/2 of Section 28, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:



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Commence at the NW corner of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 00°22'31" E a distance of 1,902.61' to the Point of Beginning; thence S 60°58'30" E a distance of 1,010.83' to a point on the westerly line of a 60' ingress/egress & utilities easement; thence along said westerly easement line the following dimensions: thence with a curve turning to the left with an arc length of 195.34', with a radius of 455.00', with a chord bearing of S 13°20'05" W, with a chord length of 193.84'; thence S 01°02'08" W a distance of 225.80'; thence S 05°08'24" W a distance of 149.80'; thence with a curve turning to the right with an arc length of 195.65', with a radius of 195.00', with a chord bearing of S 33°53'02" W, with a chord length of 187.55'; thence with a reverse curve turning to the left with an arc length of 367.39', with a radius of 380.00', with a chord bearing of S 34°55'49" W, with a chord length of 353.25'; thence S 07°13'58" W a distance of 141.61'; thence with a curve turning to the right with an arc length of 184.19', with a radius of 570.00', with a chord bearing of S 16°29'25" W, with a chord length of 183.39'; thence S 25°44'51" W a distance of 255.11'; thence N 58°25'58" W and leaving said westerly easement line, a distance of 473.53'; thence N 16°12'20" W a distance of 122.96'; thence N 30°54'59" W a distance of 176.63'; thence N 57°36'16" W a distance of 345.67'; thence N 32°09'36" W a distance of 446.68'; thence N 48°43'49" W a distance of 38.84'; thence N 17°14'02" W a distance of 217.89'; thence N 00°11'07" E a distance of 159.66'; thence N 19°10'00" E a distance of 152.20'; thence N 06°08'00" E a distance of 267.89'; thence N 22°00'43" E a distance of 358.44'; thence with a curve turning to the left with an arc length of 156.50', with a radius of 300.00', with a chord bearing of N 07°04'04" E, with a chord length of 154.73'; thence S 60°58'30" E a distance of 669.34' to 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 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.

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.




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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.**


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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

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: \$ 650,000.00

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

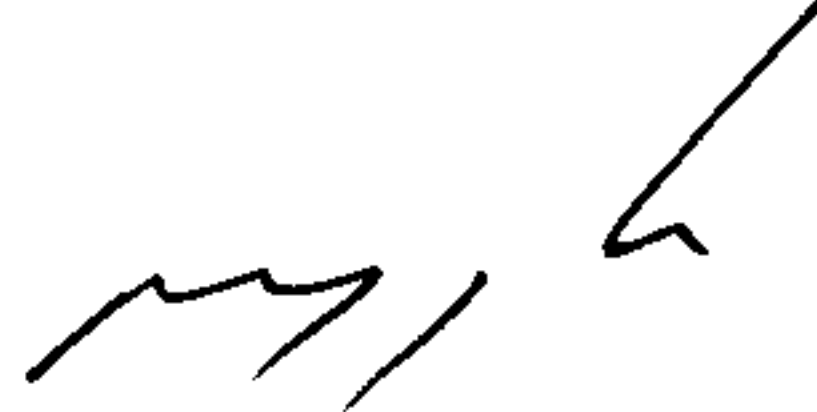
Appraisal
Other


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


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