

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 **Three Hundred, Fifty Nine Thousand, Nine Hundred, Twenty Four and no/100's Dollars (\$359,924.00)** 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.

Shelby County, AL 06/04/2018
State of Alabama
Deed Tax: \$360.00

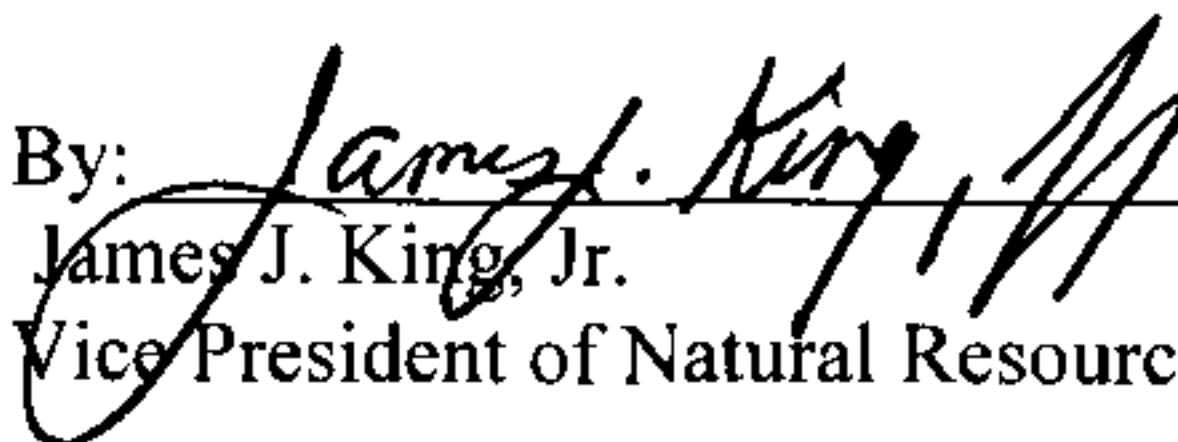

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Grantor reserves title to all minerals within and underlying the above property described in Exhibit A attached hereto, together with all mining rights and other rights and privileges, immunities and release of damages relating thereto.


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 24th day of May, 2018.

THE WESTERVELT COMPANY, INC.,
a Delaware Company


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

STATE OF ALABAMA
COUNTY OF TUSCALOOSA


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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 24th day of May, 2018.


Notary Public
My commission expires: **MY COMMISSION EXPIRES DEC. 12, 2021**

**Exhibit A
Legal Description**

A parcel of land situated in the E 1/2 of Section 27 and the SW 1/4 of Section 26, all in Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NE corner of the NE 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 00°36'16" E along the East line of said Section 27, a distance of 1,319.24' to the SE corner of the NE 1/4 of the SE 1/4 of said Section 27; thence leaving said East line, N 88°35'12" E a distance of 346.31' to a point on the West right of way line of Shelby County Highway #47 (80' R.O.W.); thence along said right of way line, S 00°25'52" E a distance of 100.01'; thence leaving said right of way line, S 88°35'12" W a distance of 381.21'; thence S 72°04'28" W a distance of 802.10'; thence S 76°10'27" W a distance of 514.54'; thence S 44°48'03" W a distance of 527.35'; thence N 84°15'26" W a distance of 196.76'; thence N 61°55'55" W a distance of 125.89'; thence N 74°53'14" W a distance of 157.66'; thence N 21°53'27" W a distance of 135.21'; thence N 01°30'15" E a distance of 280.90'; thence N 12°44'04" W a distance of 284.79'; thence N 21°41'10" E a distance of 110.37'; thence N 53°50'00" W a distance of 96.12' to a point in the centerline of a branch; thence along the branch centerline the following dimensions: thence N 45°05'07" E 54.50'; thence N 04°20'12" W 63.26'; thence N 02°05'35" E 137.97'; thence N 01°56'52" W 92.99'; thence N 24°42'33" W 66.25'; thence N 45°36'11" E 34.67'; thence N 85°51'27" E 110.35'; thence N 55°29'24" E 85.66'; thence N 39°14'51" E 79.28'; thence N 00°06'49" W 104.31'; thence N 54°10'45" W 56.89'; thence N 30°36'46" E 39.60'; thence N 83°49'57" E 130.97'; thence N 27°14'13" E 106.99'; thence N 38°11'53" W 91.53'; thence N 24°01'19" E 59.14'; thence N 67°18'26" E 259.45'; thence N 38°51'40" E 73.82'; thence N 69°30'08" E 66.31'; thence N 24°04'12" W 48.58'; thence N 44°27'33" E 95.06'; thence N 15°27'10" W 186.12'; thence N 39°39'17" W 51.83'; thence N 15°15'47" E 101.92'; thence N 89°54'00" E 11.07'; thence S 45°26'37" E 80.95'; thence N 01°10'28" W 68.53'; thence N 47°14'55" W 93.22'; thence N 31°37'07" W 34.44'; thence N 50°27'08" E 48.80'; thence S 86°23'16" E 90.22'; thence S 52°25'44" E 62.93'; thence N 66°15'05" E 44.29'; thence N 22°10'12" W 60.98'; thence N 32°55'14" E 31.82'; thence N 23°08'20" W 49.08'; thence N 34°39'20" E 31.36'; thence S 83°33'57" E 35.89'; thence S 46°23'59" E 62.35'; thence S 24°35'40" E 85.92'; thence S 18°16'35" W 34.70'; thence S 21°24'44" E 103.27'; thence N 43°12'59" E 156.35'; thence S 77°06'33" E 32.53'; thence N 30°28'56" E 125.36'; thence N 82°48'43" E 12.68'; thence S 27°46'00" E 39.57'; thence N 54°06'39" E 92.19'; thence N 16°59'47" E 30.65'; thence N 88°37'28" E 68.67'; thence N 78°58'42" E 61.49'; thence N 44°14'44" E 52.31'; thence S 88°11'24" E 22.70'; thence S 44°00'34" E 62.26'; thence S 03°10'18" W 35.72'; thence S 88°58'41" E 93.30'; thence N 47°20'02" E 100.32'; thence N 72°08'14" E 37.89'; thence S 66°10'22" E 46.35'; thence S 25°09'34" E 63.07'; thence S 76°54'57" E 79.82'; thence N 72°31'49" E 85.29'; thence N 29°34'24" E 177.69'; thence N 14°36'11" E 81.32'; thence N 68°52'56" E 46.57'; thence N 88°26'57" E 59.99' to a point on the East line of said Section 27; thence along said East line and leaving said branch centerline, S 00°35'24" E a distance of 856.23' to the Point of Beginning.

The described parcel contains 105.86 acres, more or less.




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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, Inc.

Mailing Address: 1400 Jack Warner Parkway
Tuscaloosa, Alabama 35404

Grantee's Name: Gallant Lake, LLC

Mailing Address: 120 Bishop Circle
Pelham, Alabama 35124

Property Address: Acreage in Shelby County, AL

Date of Transfer: May 24, 2018

Total Purchase Price \$359,924.00

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	Appraisal
x	Sales Contract	Other
x	Closing Statement	

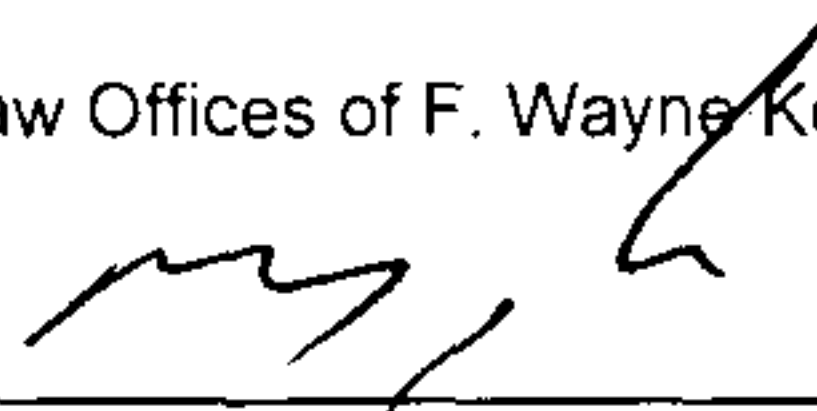
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.


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: May 24, 2018

Law Offices of F. Wayne Keith PC

Sign


F. Wayne Keith


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