

20181119000406980
11/19/2018 09:21:12 AM
DEEDS 1/5

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Robert L. Robinson
465 Fourth Road
Columbiana, AL 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Six Hundred Fifty-Seven Thousand Six Hundred Fifty Dollars and 47/100 (\$657,650.47)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **The Westervelt Company, Inc., a Delaware Corporation** (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Robert L. Robinson** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **Shelby County, Alabama** to wit:

See Attached Exhibit A.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

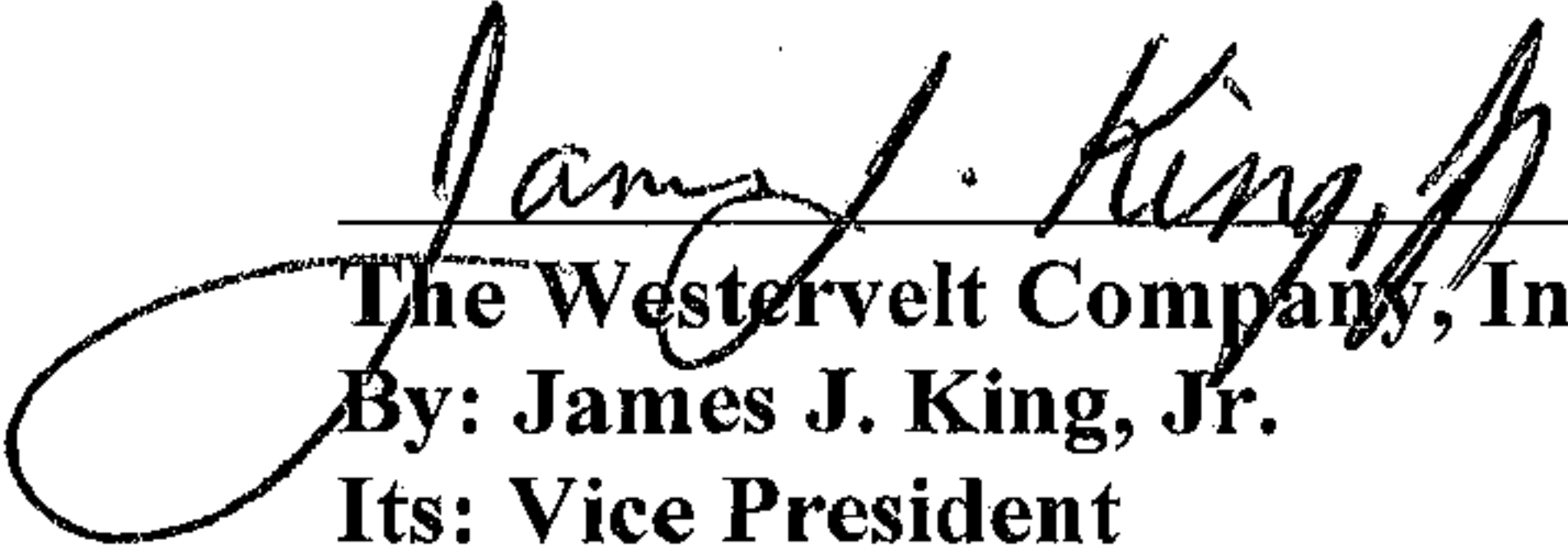
GRANTOR reserves unto itself, its successors or assigns all oil, gas, minerals, greenhouse gases, and mineral and mining rights that it may own.

None of the above consideration was secured by and through any purchase money mortgage.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And we do for ourselves, and for our successors and assigns, covenant with the said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that we will, and our heirs, successors and administrators, shall warrant and defend the same to the said **Grantee**, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR have hereunto set their hands and seals, this 7th day of November, 2018.

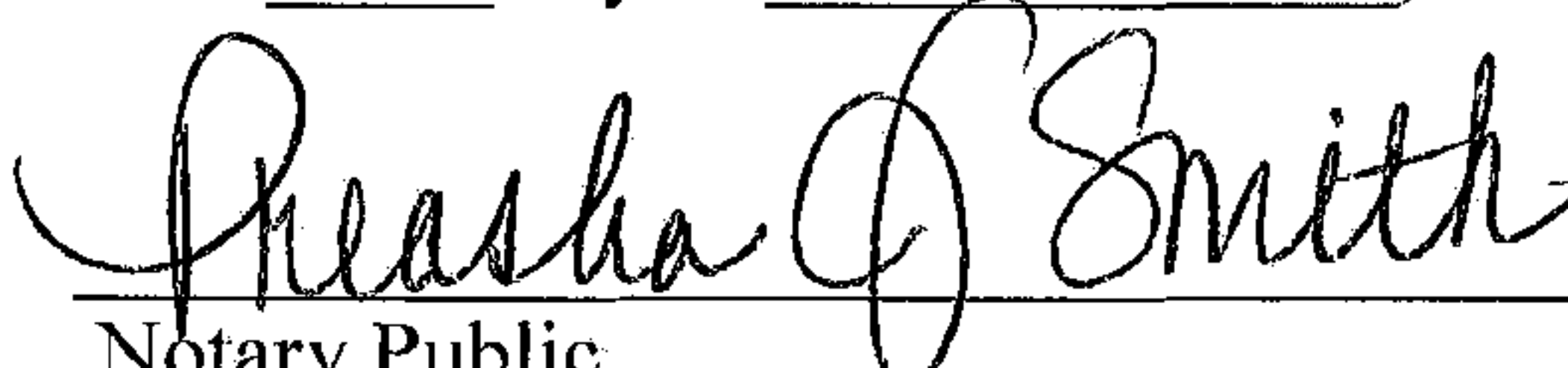

The Westervelt Company, Inc.
By: James J. King, Jr.
Its: Vice President

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that James J. King, Jr., whose name as Vice President of The Westervelt Company, Inc. is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of NOVEMBER, 2018.

Notary Seal


Notary Public
My commission expires: 11/02/2019

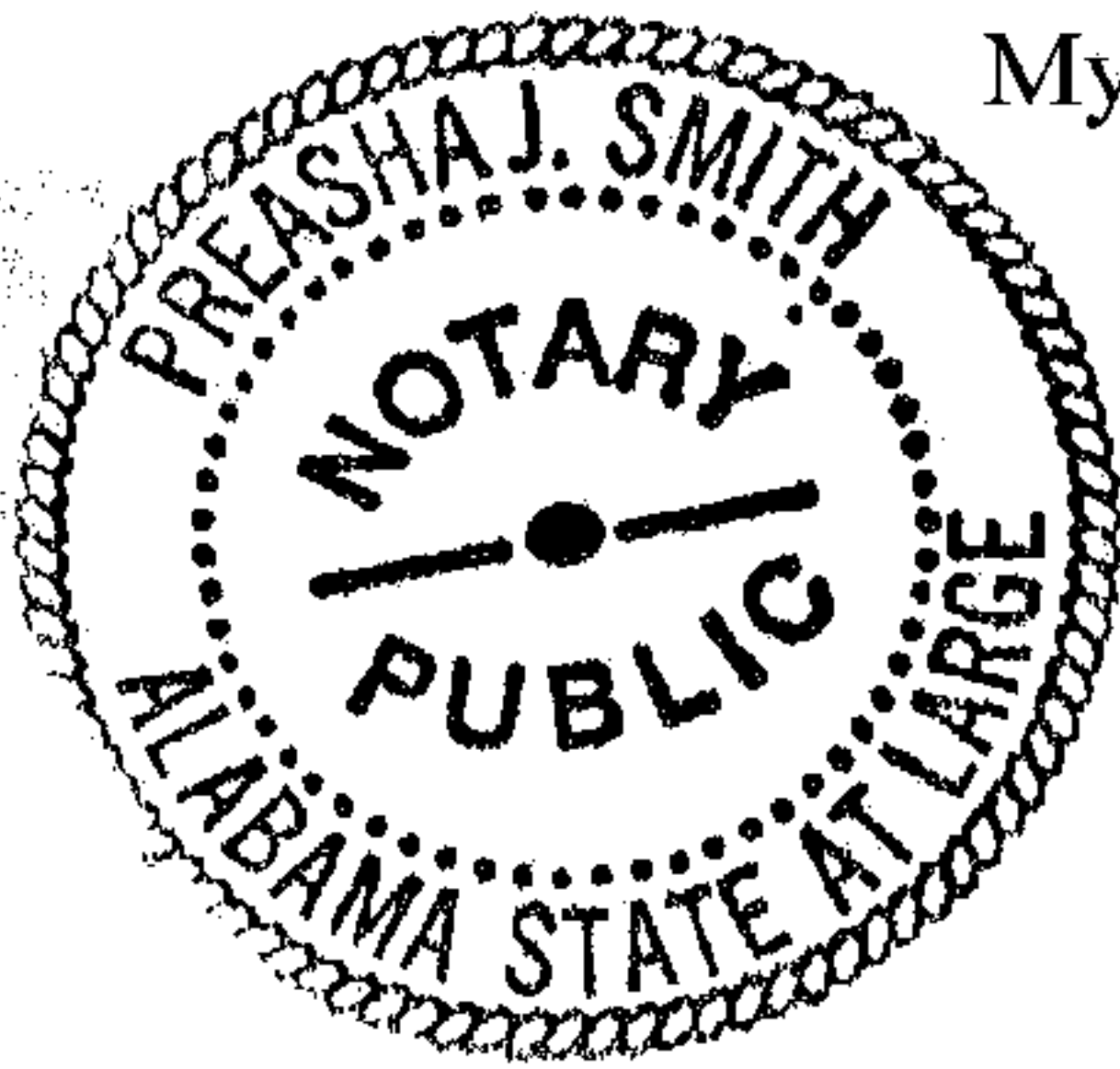


EXHIBIT A**Parcel 1:**

BEGIN at the NE Corner of Section 35, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S89°22'53"W for a distance of 1438.91'; thence N89°18'22"W for a distance of 298.16' to the East side of a Non-exclusive R.O.W. Easement for road and utilities, as recorded in Real Book 35, Page 474, in the Office of the Judge of Probate of Shelby County, Alabama, all further calls will be along said R.O.W. Easement until otherwise noted; thence S33°48'06"E for a distance of 745.23'; to a curve to the right, having a radius of 940.29', and subtended by a chord bearing S24°21'37"E, and a chord distance of 308.49'; thence along the arc of said curve for a distance of 309.89'; thence S14°55'08"E for a distance of 109.43'; to a curve to the left, having a radius of 361.45', and subtended by a chord bearing S44°11'34"E, and a chord distance of 353.49'; thence along the arc of said curve for a distance of 369.35'; thence S73°27'59"E for a distance of 585.30'; thence N53°46'15"E for a distance of 72.62' to the Westerly R.O.W. line of 4-H Road, 60' R.O.W. and a curve to the left, having a radius of 1100.00', and subtended by a chord bearing N01°58'49"W, and a chord distance of 103.24'; thence leaving said R.O.W. Easement line and along the arc of said curve and said 4-H Road R.O.W. line for a distance of 103.28'; thence N04°39'05"W and along said R.O.W. line for a distance of 75.51'; to a curve to the right, having a radius of 300.00', and subtended by a chord bearing N19°23'53"E, and a chord distance of 244.52'; thence along the arc of said curve and said R.O.W. line, a distance of 251.85'; to a compound curve to the right, having a radius of 730.00', and subtended by a chord bearing N54°18'40"E, and a chord distance of 275.16'; thence along the arc of said curve and said R.O.W. line for a distance of 276.81'; thence N65°10'27"E and along said R.O.W. line for a distance of 25.38'; thence N01°12'23"W and leaving said R.O.W. line for a distance of 814.98' to the POINT OF BEGINNING. Being 38.15 acres more or less.

Parcel 2:

BEGIN at the NW Corner of the NW 1/4 of the NE 1/4 of Section 35, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S02°19'13"E for a distance of 2823.24' to the Northerly R.O.W. line of Shelby County Highway 28, 80' R.O.W.; thence N88°23'35"E and along said R.O.W. line for a distance of 2925.27'; thence N01°11'01"W and leaving said R.O.W. line for a distance of 166.99' to the SE Corner of the SE 1/4 of the NE 1/4 of above said Section 35; thence continue N01°11'01"W for a distance of 543.81' to the Westerly R.O.W. line of 4-H Road, 60' R.O.W. and a curve to the right, having a radius of 630.00', and subtended by a chord bearing N54°37'05"W, and a chord distance of 64.86'; thence along the arc of said curve and said R.O.W. line for a distance of 64.89'; thence N51°40'03"W and along said R.O.W. line for a distance of 192.14' to a curve to the right, having a radius of 380.00', and subtended by a chord bearing N25°54'37"W, and a chord distance of 326.64'; thence along the arc of said curve and said R.O.W. line for a distance of 337.64'; thence N36°13'45"W and leaving said R.O.W. line for a distance of 95.53' to a point on the South side of a Non-exclusive R.O.W. Easement for road and utilities, as recorded in Real Book 35, Page 474, in the Office of the Judge of Probate of Shelby County, Alabama, all further calls will be

along said R.O.W. Easement until otherwise noted; thence N73°27'59"W for a distance of 601.98' to a curve to the right, having a radius of 421.45', and subtended by a chord bearing N44°11'34"W, and a chord distance of 412.16'; thence along the arc of said curve for a distance of 430.66'; thence N14°55'08"W for a distance of 109.43' to a curve to the left, having a radius of 880.29', and subtended by a chord bearing N24°21'37"W, and a chord distance of 288.80'; thence along the arc of said curve 290.11'; thence N33°48'06"W for a distance of 786.48'; thence N89°18'10"W and leaving said Easement R.O.W. line for a distance of 942.45' to the POINT OF BEGINNING. Being 131.94 acres more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2018 09:21:12 AM
\$685.00 JESSICA
20181119000406980

Allen S. Beal

20181119000406980 11/19/2018 09:21:12 AM DEEDS 5/5
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. Grantee's Name Robert L. Robinson
Mailing Address 1400 Jack Warner Pkwy Mailing Address 465 Four H Road
Tuscaloosa, AL 35404 Columbia, AL 3505
Property Address Section 35 Property Date of Sale 11-15-18
Shelby County AL Total Purchase Price \$ 657,650.47
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 11-16-18

Print

James Younts

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1