

20181221000446790
12/21/2018 02:02:15 PM
CORDEED 1/7

20181220000444950
12/20/2018 10:44:59 AM
CORDEED 1/6

20181211000430860
12/11/2018 09:26:41 AM
DEEDS 1/5

Send Tax Notice To:
Gavin Ventures, LLC
2303 Wilmar Lane
Albany, GA 31707

GENERAL WARRANTY DEED

COUNTY OF Shelby

THAT IN CONSIDERATION OF One Million Seventeen Thousand Dollars and 0/100 (\$1,017,000.00) to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **The Westervelt Company, Inc., a Delaware Corporation** (herein referred to as Grantor), do hereby grant, sell, bargain and convey unto, **Gavin Ventures, LLC, a Georgia Limited Liability Company** (herein referred to as Grantee whether one or more), the following described real estate, situated in **Shelby County, Alabama** to wit:

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

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

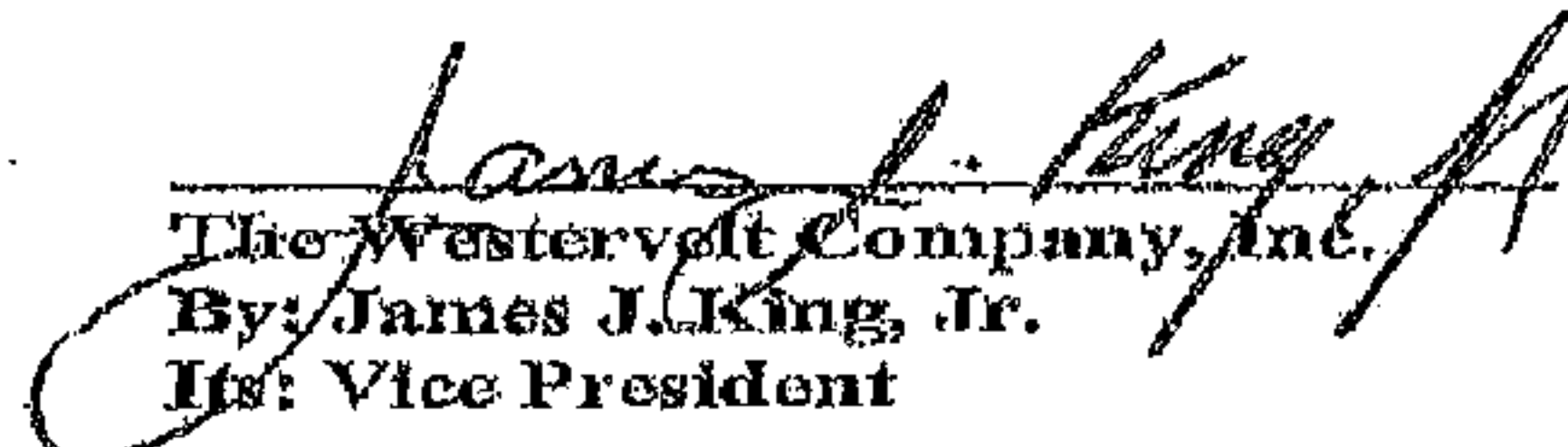
And we do for ourselves, and for our successors and assigns, covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I 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, its successors and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the undersigned GRANTOR have hereunto set their hands and seals, this 4th day of DECEMBER, 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 4th day of DECEMBER, 2018.

Notary Seal


Notary Public
My commission expires: 11/02/2019

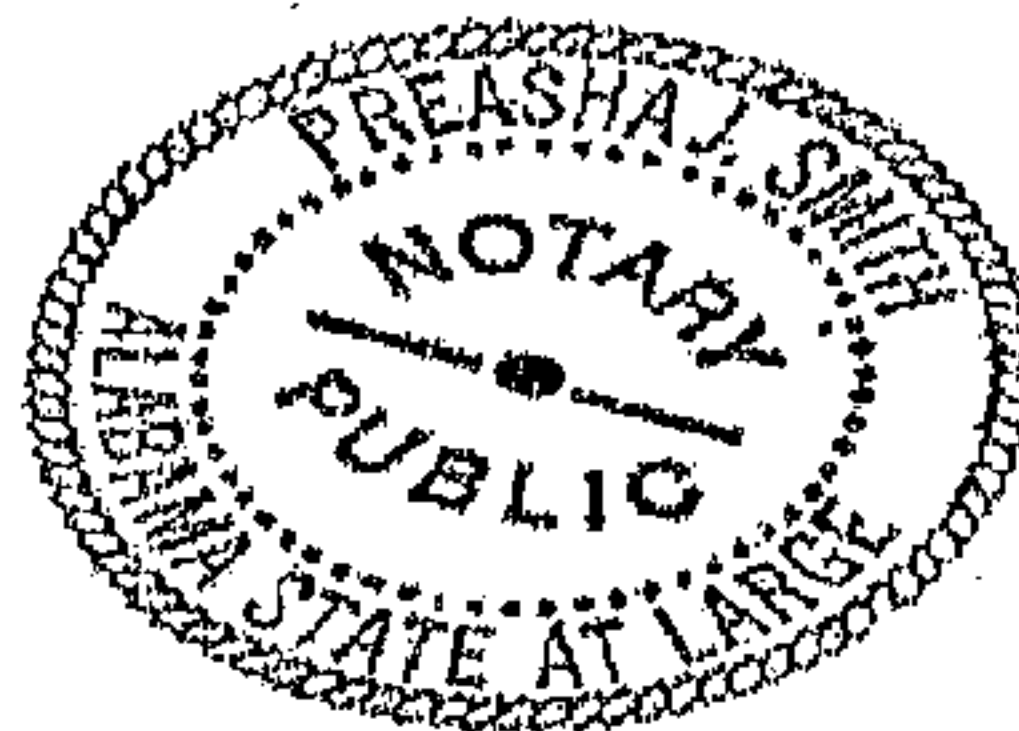


EXHIBIT A

Parcel 1: Parcel ID: Part of 34-1-11-0-000-001.000

All that part of Section 11, Township 24 North, Range 14 East in Shelby County, Alabama, LYING West of the road known as Bobcat Trail.

Parcel 2: Parcel ID: Part of 34-1-02-0-000-009.001

A parcel of land located in the West Half of Southwest Quarter of Section 2, Township 24 North, Range 14 East, St. Stephens Meridian, in Shelby County, Alabama, and being more particularly described as follows: Start at a Shelby Iron Found (RR Rail) accepted to mark the Southwest Corner of Section 2 and run North 89 degrees 37 minutes 46 seconds East (Assumed) along the Southern boundary of said Section 2 for a distance of 913.01 feet to a set rebar, said rebar being the POINT OF BEGINNING; thence continue North 89 degrees 37 minutes 46 seconds East along the Southern boundary of said Section 2 for a distance of 400.00 feet to a Shelby Iron Found accepted to mark the Southeast Corner of the Southwest Quarter of the Southwest Quarter of said Section 2; thence run North 00 degrees 26 minutes 00 seconds East along the Eastern boundary of the Southwest Quarter of the Southwest Quarter of said Section 2 for a distance of 1330.31 feet to a rebar found, said rebar accepted as the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 2; thence run North 00-degrees 20 minutes 28 seconds East along the Eastern boundary of Northwest Quarter of the Southwest Quarter of said Section 2 for a distance of 1293.64 feet to a rebar found, said rebar lying on the Southern Right of Way margin of the Sawyers Cove Road, a 30' Right of Way; thence run North 89 degrees 44 minutes 28 seconds West and along the Southern Right of Way margin of the Sawyers Cove Road for a distance of 1174.02 feet to a point, said point lying on the Eastern Right of Way margin of Shelby County Road 86, an 80' Right of Way, said point lying 2.94' from a rebar found; thence run South 14 degrees 42 minutes 04 seconds West and along the Eastern right-of-way margin of Shelby County Road 86 for a distance of 206.52 feet to a set rebar; thence run South 89 degrees 44 minutes 28 seconds East for a distance of 825.08 feet to a set rebar; thence run South 00 degrees 23 minutes 14 seconds West for a distance of 2428.34 feet to the POINT OF BEGINNING.

Parcel 3: Parcel ID: Part of 34-1-02-0-000-010.000

That part of the Southwest Quarter of the Southeast Quarter of Section 2, Township 24 North, Range 14 East, in Shelby County, Alabama LYING West of the road known as Bobcat Trail.
AND

That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 24 North, Range 14 East, in Shelby County, Alabama LYING West of the road known as Bobcat Trail.

Parcel 4: Parcel ID: Part of 34-1-12-0-000-003.000

That part of the South Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 24 North, Range 14 East, in Shelby County, Alabama LYING West of the road known as Bobcat Trail.

Sellers reserves for itself a 60' easement as shown on the attached exhibit.

The following easement language is added to the Legal Description and further defines the Easement:

Grantor reserves a 60 foot wide non-exclusive access easement over and across the property conveyed herein which is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for purposes of providing ingress and egress to and from other property owned by Grantor. Grantee shall have the right to relocate the easement herein from time to time with another 60 foot wide easement at a reasonable location provided said relocated easement shall be of similar quality as the one replaced and provides Grantor reasonable ingress and egress to and from other property owned by Grantor. The easement shall not be relocated until the relocated easement is in substantially the same condition as the original easement. Any expense or cost relating to relocating the easement shall be paid by Grantee.

This is the language approved by all parties.

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The following is added to the Legal Description and further defines the Easement:

Grantor does hereby grant to Grantee a 60 foot wide non-exclusive access easement over and across certain real property owned by the Grantor located in Shelby County, Alabama which is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Easement Property") for purposes of providing access to and from certain property owned by the Grantee. Grantor reserves the right to replace the easement conveyed herein with another easement at a reasonable location, provided said replacement easement shall be of a similar quality as the one replaced. The route shall not be moved until the alternate route is in substantially the same condition as the original route. Any expense or cost relating to the moving or altering the route shall be paid by the Grantor.

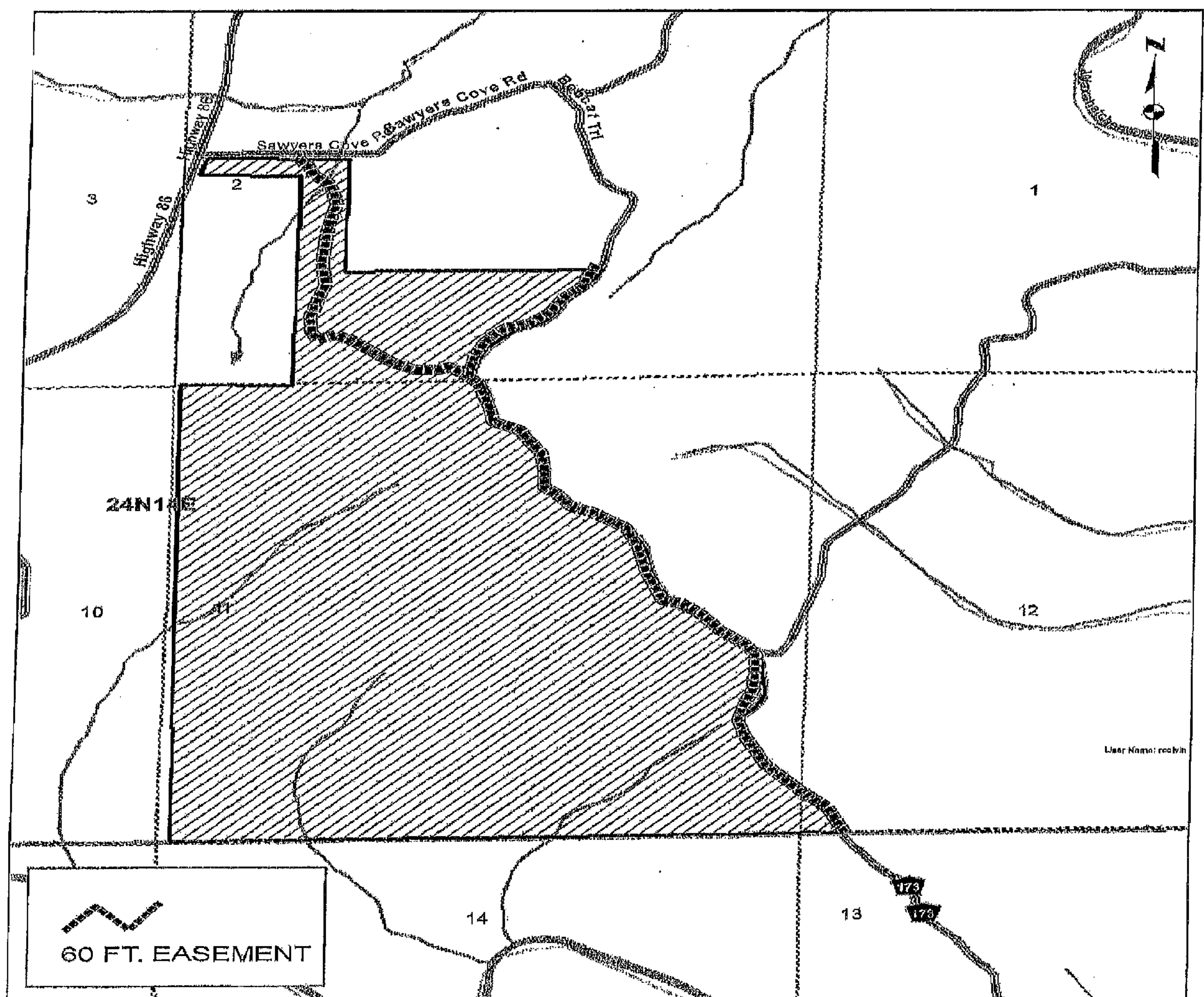
wrong
language

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Exhibit



1 in = 1,207 ft

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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 Co. Grantee's Name Gavin Ventures LLC
Mailing Address 1400 Jack Warner Pkwy Mailing Address 2803 Wilmar Lane
Tuscaloosa AL 35404 NE Albany GA 31707
Property Address Acreage Shelby Co. Date of Sale 12/10/18
See Legal on Deal Total Purchase Price \$1,017,000.00
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 12/10/18 Print Jeff Morris
Unattested Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/21/2018 02:02:15 PM
\$104.00 CHERRY
20181221000446790

Allen S. Bayl



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/21/2018 02:02:15 PM
\$34.00 CHARITY
20181221000446790

Allen S. Bayl



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2018 10:44:59 AM
\$11.00 CHERRY
20181220000444950

Allen S. Bayl