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DEEDS 1/4

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

Send Tax Notice To:
Walker Family Holdings LTD
6969 Gadsden Highway
Trussville AL 35173

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Nine Hundred Ninety-Seven Thousand Five Hundred Dollars and 0/100 (\$997,500.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **The Westervelt Company, Inc., a Delaware Corporation, formerly known as Gulf States Paper Corporation** (herein referred to as **Grantor**), do hereby grant, sell, bargain and convey unto, **Walker Family Holdings, Ltd., an Alabama Limited Partnership** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **Shelby County, Alabama** to wit:

A Parcel of land located in the East 1/4 of Section 30 and the North 1/2 of Section 31, all in Township 20 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the SE Corner of the NE 1/4 of the NE 1/4 of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°25'02"E for a distance of 1014.59' to the Westerly R.O.W. line of Shelby County Highway 49, 80' R.O.W.; thence N04°43'33"W and along said R.O.W. line for a distance of 2812.87'; thence S77°17'48"W and leaving said R.O.W. line for a distance of 194.74'; thence N12°38'54"W for a distance of 208.15'; thence N77°17'27"E for a distance of 223.71' to the Westerly R.O.W. line of above said Highway 49; thence N04°43'33"W and along said R.O.W. line for a distance of 543.43' to a curve to the left, having a radius of 834.64, a central angle of 46°11'55", and subtended by a chord bearing of N27°49'12"W, with a chord distance of 654.90'; thence along the arc of said curve and said R.O.W. line for a distance of 672.99'; thence N50°55'09"W and along said R.O.W. line for a distance of 291.08'; thence N89°50'30"W and leaving said R.O.W. line for a distance of 1284.47'; thence S14°08'53"W for a distance of 172.14'; thence S00°21'47"W for a distance of 113.97'; thence S00°15'56"W for a distance of 54.33'; thence S04°26'27"W for a distance of 176.21'; thence S01°45'16"E for a distance of 146.06'; thence S04°23'59"E for a distance of 151.81'; thence S01°17'11"E for a distance of 83.74'; thence S32°48'51"W for a distance of 192.91'; thence S21°54'31"W for a distance of 149.57'; thence S20°40'38"W for a distance of 230.61'; thence S36°04'06"W for a distance of 265.09'; thence S12°09'35"W for a distance of 367.01'; thence S00°47'19"E for a distance of 125.66'; thence S00°52'27"E for a distance of 524.70'; thence S00°44'01"E for a distance of 1318.90'; thence N88°53'00"W for a distance of 141.80' to the Easterly R.O.W. line of Hughes Road, 60' R.O.W. and a curve to the right, having a radius of 418.20, a central angle of 06°15'06", and subtended by a chord bearing of S13°35'27"W, with a chord distance of 45.61'; thence along the arc of said curve and said R.O.W. line for a distance of 45.63'; thence S16°43'16"W for a distance of 116.55' to a curve to the left, having a radius of

375.00, a central angle of 46°36'23", and subtended by a chord bearing of S06°34'56"E, with a chord distance of 296.70'; thence along the arc of said curve and said R.O.W. line for a distance of 305.04'; thence S29°53'08"E and along said R.O.W. line for a distance of 141.35' to a curve to the right, having a radius of 330.00, a central angle of 33°17'29", and subtended by a chord bearing of S13°14'23"E, with a chord distance of 189.06'; thence along the arc of said curve and said R.O.W. line for a distance of 191.74'; thence S03°24'21"W and along said R.O.W. line for a distance of 434.90' to a curve to the left, having a radius of 970.00, a central angle of 08°05'13", and subtended by a chord bearing of S00°35'25"E, with a chord distance of 136.80'; thence along the arc of said curve and said R.O.W. line for a distance of 136.91'; thence S88°38'23"E and leaving said R.O.W. line for a distance of 703.35'; thence S88°45'24"E for a distance of 1949.76' to the POINT OF BEGINNING.

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

Grantor hereby reserves for itself and its successors and assigns, all oil, gas, and minerals presently owned Grantor located in, on, or under the Property, and all executive rights and other rights, including the right to convey or the right to execute leases with respect to the Grantor's interest in any and all of said minerals, in, on, or under the Property to the extent reasonably necessary for exploring, drilling, mining, developing, producing, removing, transporting and owning said minerals. However, Grantor's mineral rights as described above do not include any right of surface entry onto the Property or any right to the first five hundred feet (500') below the surface of the Property.

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, its successors, and assigns forever.

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 Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set its hands and seals, this 26th day of February, 2019.

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

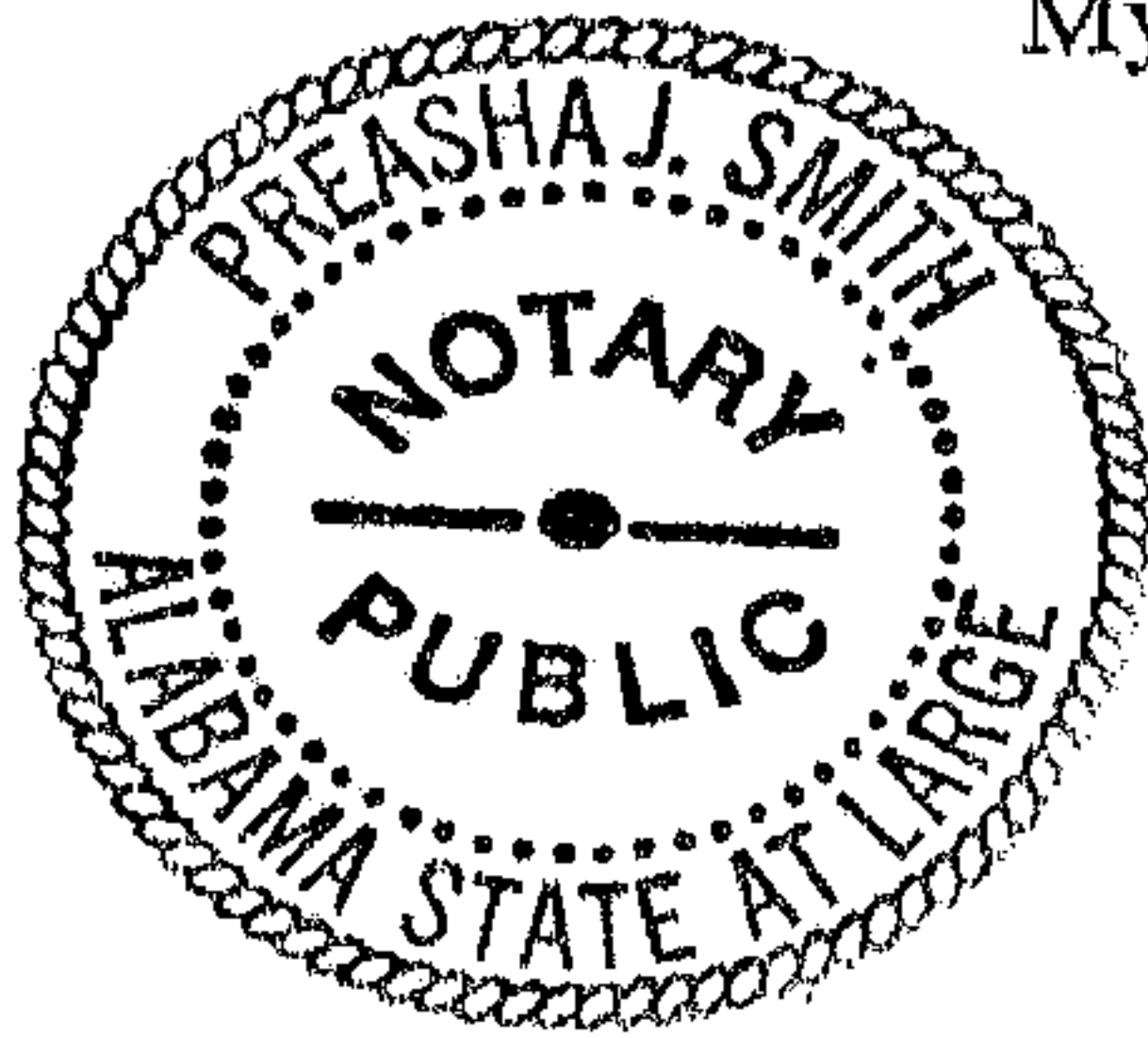
STATE OF Alabama
COUNTY OF Tuscaloosa

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 26th day of February 2019.

Notary Seal

Preasha J. Smith
Notary Public
My commission expires: 11/2/19



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Gulf States Paper Corp. Grantee's Name Gulf Kell Family Holdings
 Mailing Address aka the Westarville Company, Inc. Mailing Address 6969 Gadsden Highway
1400 Jack Warner Pkwy NE Trussville AL 35173
Tuscaloosa AL 35404

Property Address See Legal Description Date of Sale 2/28/19
2 parcels Total Purchase Price \$ 997,500.00
 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 2/28/19

Print Jeff Nantz

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/28/2019 01:53:48 PM
 S1021.50 CHERRY
 20190228000063920

Print Form

Allen S. Bayl

Form RT-1