

20190501000143800
05/01/2019 08:56:55 AM
DEEDS 1/4

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

Send Tax Notice To:
Dennis Polley
105 Corporate Wood Cir.
Alabaster, AL 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Three Hundred Six Thousand Eight Hundred Eighty Dollars and 0/100 (\$306,880.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **The Westervelt Company, Inc., a Delaware Corporation, as successor by merger to Gulf States Paper Corporation** (herein referred to as **Grantor**), do hereby grant, sell, bargain and convey unto, **Dennis William Polley** (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.

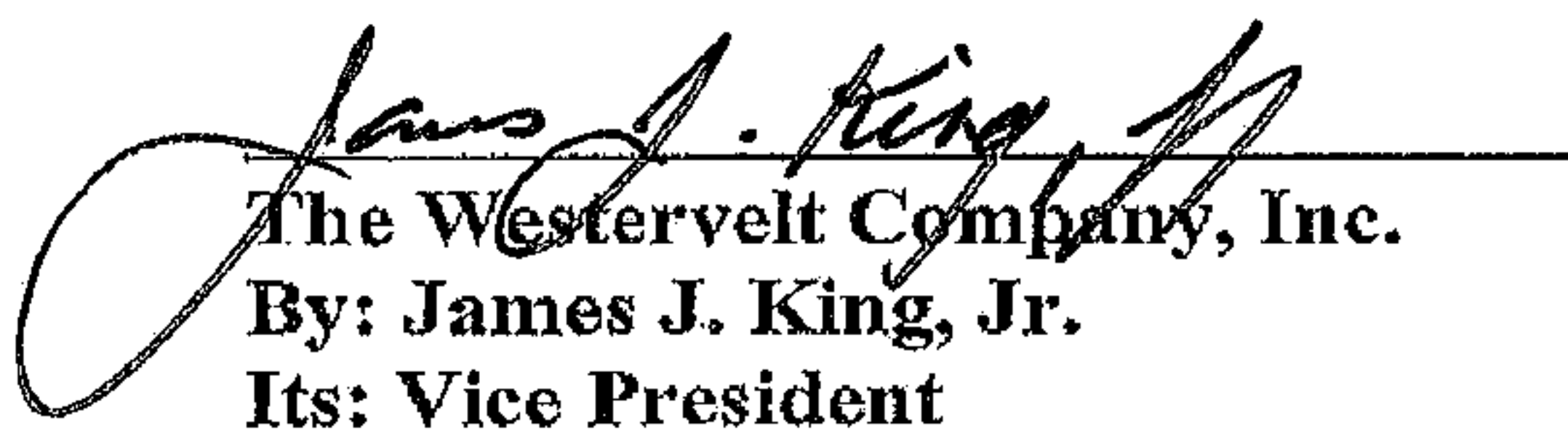
None of the above consideration was secured by and through any purchase money mortgage.

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

And we do for ourselves, and for our successors and assigns, covenant with the said Grantee, his heirs, 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**, his heirs, successors and assigns forever, against the lawful claims of all persons.

M190325

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

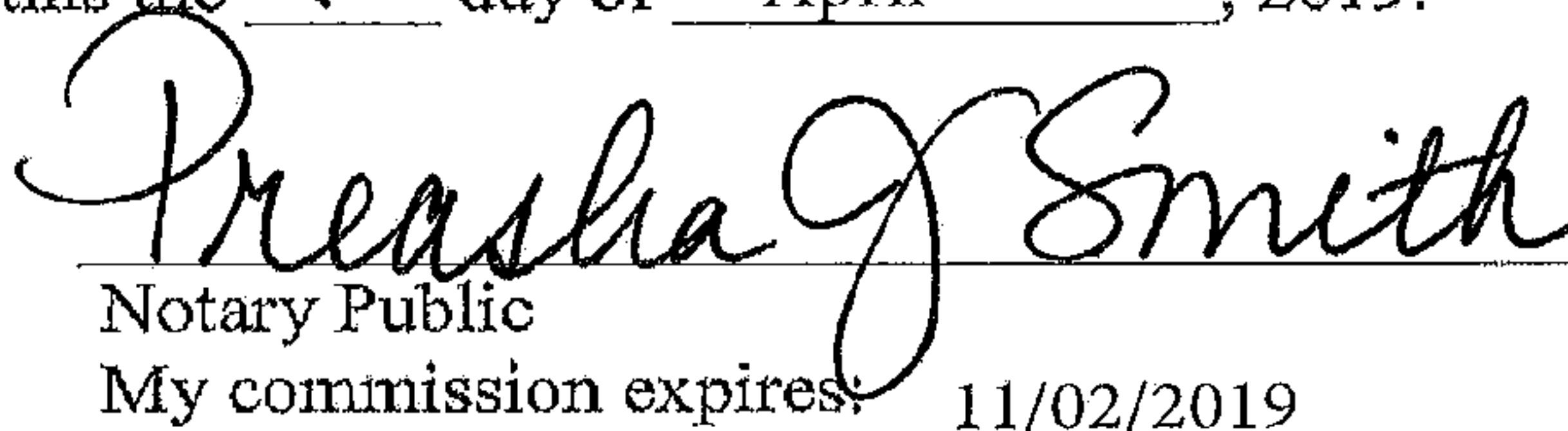

The Westervelt Company, Inc.
By: James J. King, Jr.
Its: Vice President

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 in his capacity as Vice President on the day the same bears date.

Given under my hand and official seal this the 26th day of April, 2019.

Notary Seal


Notary Public
My commission expires: 11/02/2019

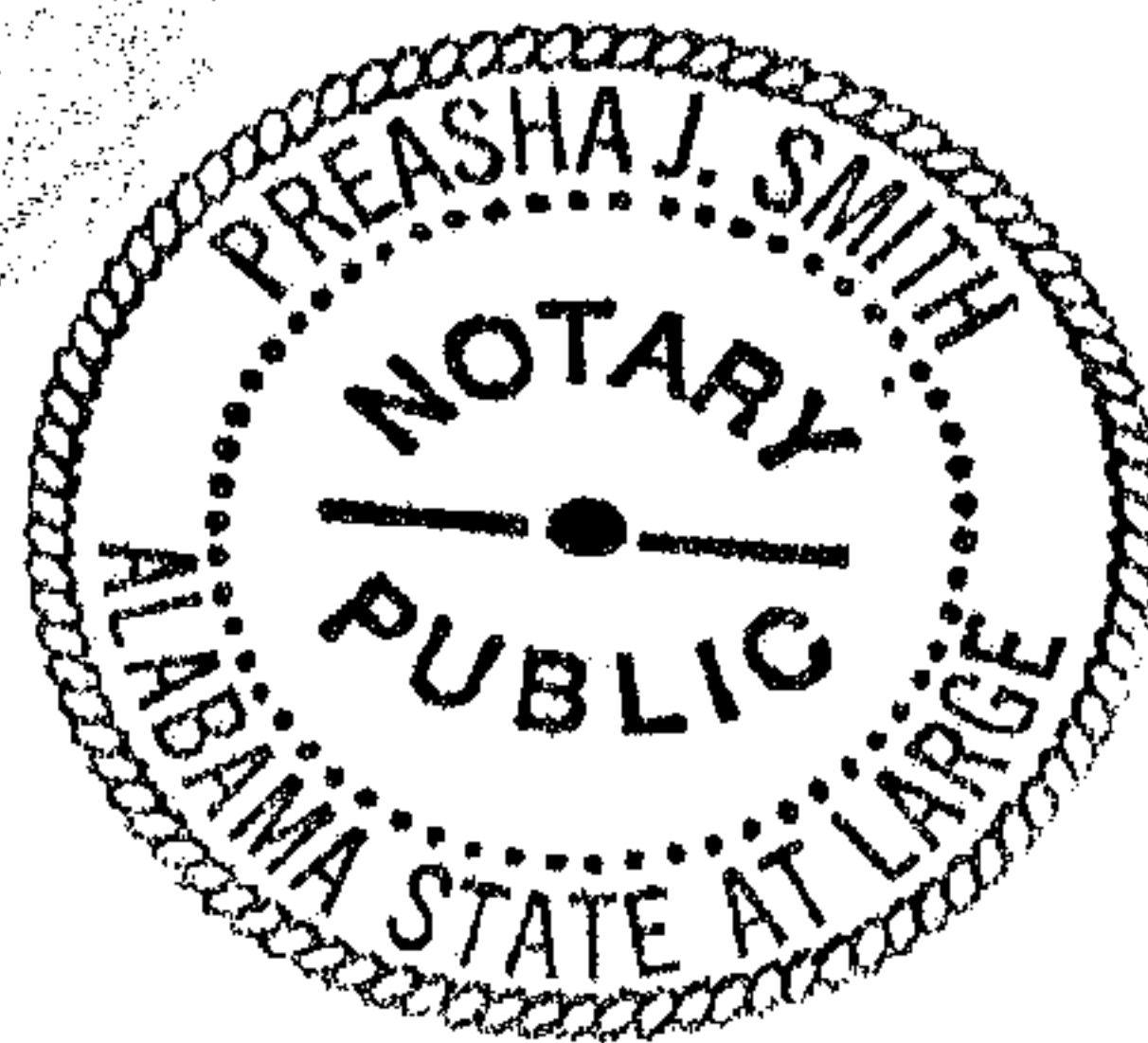


Exhibit A

A part of the Northwest 1/4 of Section 31, Township 20 South, Range 1 East, in Shelby County, Alabama, more particularly described as follows:

Begin at the NW Corner of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S88°50'12"E for a distance of 2437.87' to the Westerly ROW line of Hughes Road, 60' ROW; and a non-tangent curve to the right, having a radius of 358.20, and subtended by a chord bearing S14°21'25"W, and a chord distance of 28.64'; thence along the arc of said curve and said ROW line for a distance of 28.65'; thence S16°43'16"W and along said ROW line for a distance of 117.46' to a curve to the left, having a radius of 435.00', and subtended by a chord bearing S06°34'56"E, and a chord distance of 344.17'; thence along the arc of said curve and said ROW line for a distance of 353.84'; thence S29°53'08"E and along said ROW line for a distance of 141.35' to a curve to the right, having a radius of 270.00', and subtended by a chord bearing S13°14'23"E, and a chord distance of 154.68'; thence along the arc of said curve and said ROW line for a distance of 156.88'; thence S03°24'21"W and along said ROW line for a distance of 436.52'; to a curve to the left, having a radius of 1030.00', and subtended by a chord bearing S00°37'44"E, and a chord distance of 143.29'; thence along the arc of said curve and said ROW line for a distance of 143.41'; thence S03°31'21"E and along said ROW line for a distance of 47.09'; to a curve to the right, having a radius of 470.00', and subtended by a chord bearing S06°36'29"W, and a chord distance of 165.34'; thence along the arc of said curve and said ROW line for a distance of 166.21'; thence S16°44'20"W and along said ROW line for a distance of 78.36'; to a curve to the left, having a radius of 530.00', and subtended by a chord bearing S13°04'42"W, and a chord distance of 67.68'; thence along the arc of said curve and said ROW line for a distance of 67.72'; thence N88°50'12"W and leaving said ROW line for a distance of 2456.82'; thence N00°14'28"W for a distance of 1686.13' to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2019 08:56:55 AM
\$331.00 JESSICA
20190501000143800

Allen S. Beryl

20190501000143800 05/01/2019 08:56:55 AM DEEDS 4/4

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 Westervest Company Grantee's Name Dennis Polley
Mailing Address 1400 Jack Warner Pkwy NE Mailing Address 105 Corporate Wood Ct
Tuscaloosa, AL 35404 Alabaster, AL 35007

Property Address Parcel 16-9-31-0-000- Date of Sale 4-30-19
002-000 Total Purchase Price \$ 306,880
Shelby County, AL 35242 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 4-30-19

Print James G. Goffa

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1