

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

Send Tax Notice To:
Dennis Polley
105 Corporate Woods Circle
Alabaster, AL 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Seventy-One Thousand Two Hundred Dollars and 0/100 (\$171,200.00)** 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.

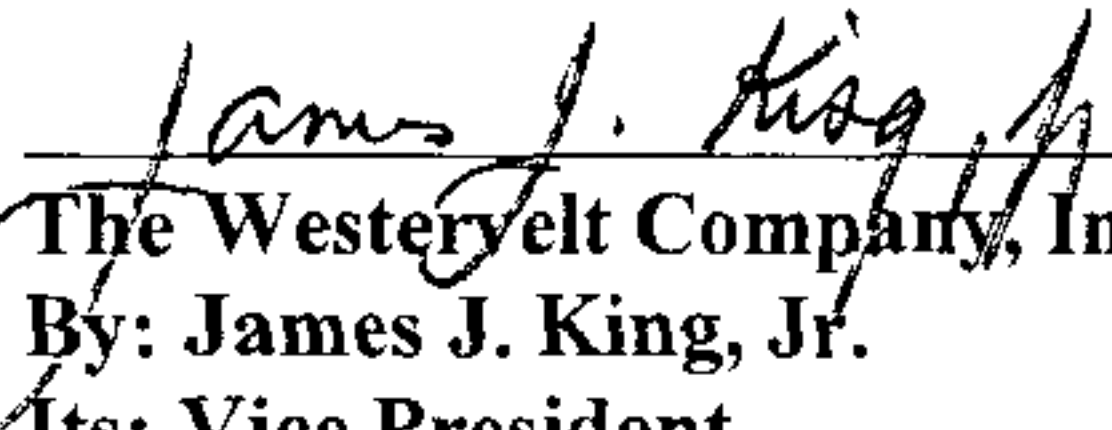
And we do for ourselves, and for our successors and assigns, covenant with the said Grantee, his heirs, successors, and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above;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

M190691

Shelby County, AL 07/17/2019
State of Alabama
Deed Tax: \$171.50


20190717000254370 1/5 \$198.50
Shelby Cnty Judge of Probate, AL
07/17/2019 09:17:38 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set its hands and seals, this
15th day of July, 2019.

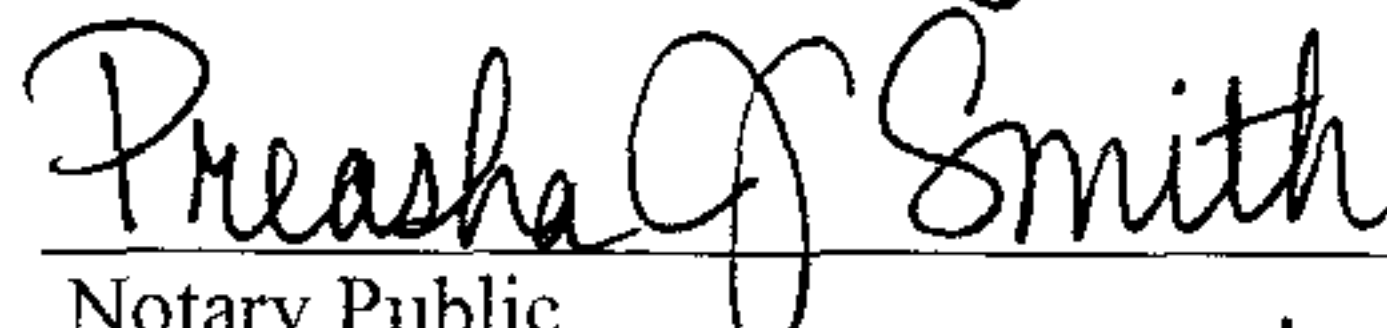

The Westervelt Company, Inc.
By: James J. King, Jr.
Its: Vice President

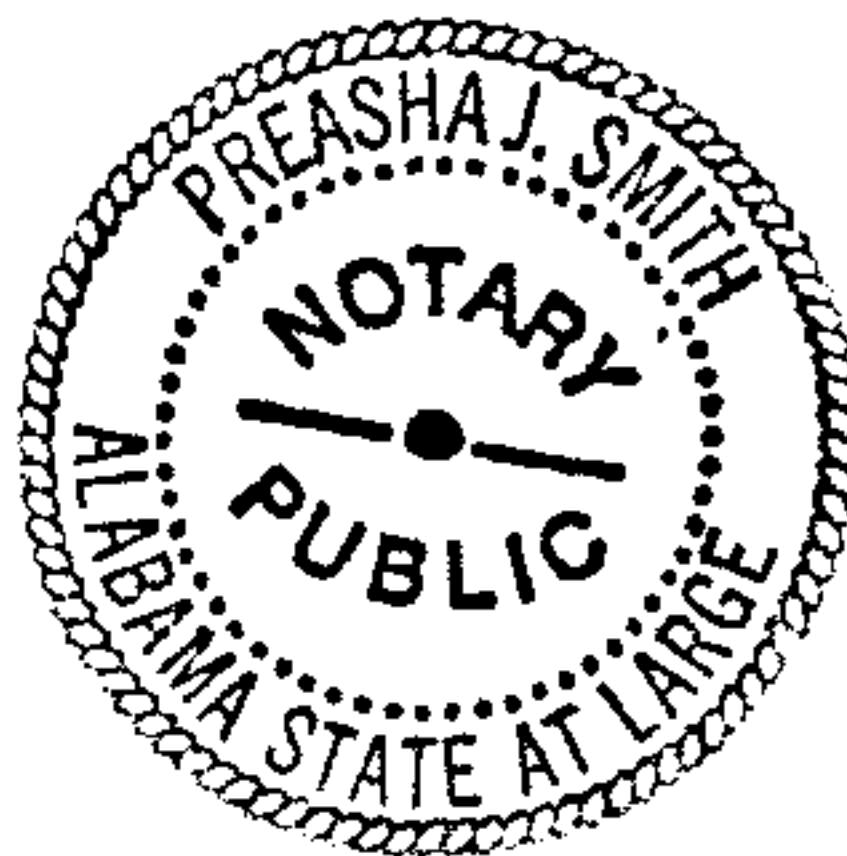
STATE OF Alabama
COUNTY OF Tuscaloosa

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 15th day of July, 2019.

Notary Seal


Notary Public
My commission expires: 11/2/19



20190717000254370 2/5 \$198.50
Shelby Cnty Judge of Probate, AL
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Exhibit A

PARCEL 1

BEGIN at the SW Corner of the SW 1/4 of the NW 1/4 of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S89°16'39"E for a distance of 2581.12' to the Westerly R.O.W. line of Hughes Road, 60' R.O.W.; thence N05°47'07"W and along said R.O.W. line for a distance of 274.95' to a curve to the left, having a radius of 970.00', and subtended by a chord bearing N11°15'41"W, and a chord distance of 185.17'; thence along the arc of said curve and said R.O.W. line for a distance of 185.45'; thence N16°44'19"W and along said R.O.W. line for a distance of 99.92' to a curve to the right, having a radius of 930.00', and subtended by a chord bearing N09°52'29"W, and a chord distance of 222.29'; thence along the arc of said curve and said R.O.W. line for a distance of 222.82'; thence N03°00'39"W and along said R.O.W. line for a distance of 83.53' to a curve to the right, having a radius of 530.00', and subtended by a chord bearing N03°12'12"E, and a chord distance of 114.74'; thence along the arc of said curve and said R.O.W. line for a distance of 114.97'; thence N88°50'12"W and leaving said R.O.W. line for a distance of 2456.82'; thence S00°14'28"E for a distance of 985.14' to the POINT OF BEGINNING.

PARCEL 2

BEGIN at the NE Corner of the SE 1/4 of the NW 1/4 of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°38'26"W for a distance of 993.75' to the Easterly R.O.W. line of Hughes Road, 60' R.O.W. and a non-tangent curve to the left, having a radius of 1030.00, and subtended by a chord bearing N12°39'53"W, and a chord distance of 146.35'; thence along the arc of said curve and said R.O.W. line for a distance of 146.47'; thence N16°44'19"W and along said R.O.W. line for a distance of 99.92' to a curve to the right, having a radius of 870.00', and subtended by a chord bearing N09°52'29"W, and a chord distance of 207.95'; thence along the arc of said curve and said R.O.W. line for a distance of 208.45'; thence N03°00'39"W and along said R.O.W. line for a distance of 83.53' to a curve to the right, having a radius of 470.00', and subtended by a chord bearing N06°51'51"E, and a chord distance of 161.21'; thence along the arc of said curve and said R.O.W. line for a distance of 162.01'; thence N16°44'20"E and along said R.O.W. 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 N06°36'29"E, and a chord distance of 186.45'; thence along the arc of said curve and said R.O.W. line for a distance of 187.42'; thence N03°31'21"W and along said R.O.W. line for a distance of 47.96'; thence S88°38'23"E and leaving said R.O.W. line for a distance of 51.69' to the POINT OF BEGINNING.


ALSO, a non-exclusive, perpetual easement for ingress and egress is reserved by the grantor, successor and assigns, over and across the premises in question as depicted on the attached drawing.

For informational purposes only:

Property Address: Acreage Shelby, Birmingham, AL 35242

Tax Key No.: Part of 16-9-31-0-000-002.000

County: SHELBY


20190717000254370 3/5 \$198.50
Shelby Cnty Judge of Probate, AL
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The Westervelt Company

Shelby Co., AL



20S1E

31

60 ft easement

Hughes Rd



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1 inch = 375 feet

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 Westcott Company
Mailing Address 1400 Jack Warner Pkwy NE
Tuscaloosa, AL 35404

Grantee's Name Dennis Polley
Mailing Address 105 Caprate Woods Circle
Alabaster AL 35007

Property Address Hughes Road

Date of Sale 7-10-19
Total Purchase Price \$ 171,200.00
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 7-17-2019

Print Dennis Polley

Sign Dennis Polley

(Grantor/Grantee/Owner/Agent) circle one

Unattested

erified by)



20190717000254370 5/5 \$198.50
Shelby Cnty Judge of Probate, AL
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Form RT-1