

THIS INSTRUMENT PREPARED BY:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Mr. & Mrs. Michael A. Palmer
1150 Chelsea Road
Columbiana, AL 35051

STATUORY WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THOUSAND AND NO/100-----
DOLLARS (\$100,000.00), to the undersigned grantor, **THE WESTERVELT COMPANY, INC.**, a corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **MICHAEL A. PALMER AND WIFE, LESA M. PALMER**, (herein referred to as **GRANTEES**), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

GRANTOR hereby reserves from the sale of the property for itself and its successors and assigns, all interest in oil, gas, and other liquid or gaseous hydrocarbons including, without limitations, coal seam gas, coal; lignite; ironstone; limestone; dolomitic limestone and minerals of every nature, kind or description whatsoever now or hereafter susceptible to commercial exploitation, sand and gravel excluded (collectively "Mineral Resources") in or upon the property, together with the usual and customary rights of ingress and egress to and from the lands for the purpose of exploring for such Mineral Resources by any and all means and for developing, producing, extracting or removing therefrom by any means now in use or hereafter developed, including by surface and subsurface mining methods all such Mineral Resources, and to store, save, transport, treat, process, market or otherwise utilize such Mineral Resources so produced.

TO HAVE AND TO HOLD to the said Grantee, and its successors and assigns forever.

GRANTOR hereby covenants and agrees with **GRANTEES**, its successors and assigns, that **GRANTOR** will warrant and defend the property against the lawful claims (unless otherwise noted herein) of all persons claiming by, through, or under **GRANTOR**, but not further or otherwise.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, **James J. King, Jr.**, who is authorized to execute this conveyance, have hereto set their signatures and seal, this the 10th day of December 2019

THE WESTERVELT COMPANY, INC.

BY:

James J. King, Jr.
James J. King, Jr., as its Vice President

STATE OF ALABAMA
TUSCALOOSA COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James J. King, Jr.**, whose name as Vice President of **The Westervelt Company, Inc.**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 10th day of December 2019.

Lesla Blacklock
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES DEC. 12, 2021

Shelby County, AL 12/11/2019
State of Alabama
Deed Tax: \$100.00

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the SW corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 87 degrees 59 minutes 28 seconds East for a distance of 1099.00 feet; thence North 01 degree 01 minutes 17 seconds East for a distance of 785.09 feet; thence South 87 degrees 59 minutes 28 seconds West for a distance of 1121.00 feet; thence South 00 degrees 34 minutes 55 seconds East for a distance of 785.24 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated December 3, 2019.



20191211000457770 2/3 \$128.00
Shelby Cnty Judge of Probate, AL
12/11/2019 01:30:34 PM FILED/CERT

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
Mailing Address 1400 Jack Warner Parkway NE
Tuscaloosa, AL 35404

Grantee's Name: Michael A. Palmer & Lesa M. Palmer
Mailing Address: Chelsea Road
Columbiana, AL 35051

Property Address: 1150 Chelsea Road
Columbiana, AL 35051

Date of Sale 12/11/19
Total Purchase Price \$ 100,000.00
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).

THE WESTERVELT COMPANY

Date 12/10/19

Sign James J. King, Jr.
(Grantor/Grantee/Owner/Agent) circle one

Print James J. King, Jr. as Vice President

☐ Unattested

(Verified by)

Form RT-1

MY COMMISSION EXPIRES DEC. 12, 2021

20191211000457770 3/3 \$128.00
Shelby Cnty Judge of Probate, AL
12/11/2019 01:30:34 PM FILED/CERT