

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-19-25970

Send Tax Notice To: Tommy R. McDougal, Jr.
253 Cahaba Oaks Tr.
Indian Springs, AL 35124

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Ninety Seven Thousand Eight Hundred One Dollars and Twenty Four Cents (\$297,801.24)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Westervelt Realty, Inc., A Delaware Corporation**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Tommy R. McDougal, Jr.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$253,131.00 \$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of December, 2019.

James J. King, Jr.
Westervelt Realty, Inc., A Delaware Corporation
By: James J. King, Jr.
As: Company Vice President and Realty General Manager

State of Alabama


County of Shelby

I, Teresa Blaylock, a Notary Public in and for said County in said State, hereby certify that James J. King, Jr. as Co. V. P. & Realty G.M. of Westervelt Realty, Inc., A Delaware 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 27th day of December, 2019.

Teresa Blaylock
Notary Public, State of Alabama
My Commission Expires: _____

MY COMMISSION EXPIRES DEC. 12, 2021


20200102000003700 1/3 \$326.00
Shelby Cnty Judge of Probate, AL
01/02/2020 02:42:09 PM FILED/CERT

Shelby County, AL 01/02/2020
State of Alabama
Deed Tax: \$298.00

EXHIBIT "A"
LEGAL DESCRIPTION

NE 1/4 of the SW 1/4; that part of the NW 1/4 of the SE 1/4 lying West of County Road #26; and that part of the SW 1/4 of the SW 1/4 of the NE 1/4 lying South and West of County Road #26, Section 21, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described by a survey as follows:

Commence at a rail in rockpile said point being the Southwest corner of the Northeast one-fourth of the Southwest one-fourth of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North $00^{\circ} 12' 17''$ East along the East boundary of said quarter-quarter section for a distance of 1324.69 feet to a rail in rockpile being the Northwest corner of said quarter-quarter Section; thence proceed North $88^{\circ} 47' 03''$ East along the North boundary of said quarter-quarter section for a distance of 1319.57 feet to a 1" pipe in place, being the Northeast corner of said quarter-quarter section and also being the Southwest corner of the Southwest one-fourth of the Northeast one-fourth of said Section 21; thence proceed North $01^{\circ} 17' 11''$ East along the West boundary of said Southwest one-fourth of the Northeast one-fourth for a distance of 165.32 feet to a 1" rebar in place being located on the Westerly right-of-way of Shelby County Highway No. 26; thence proceed Southeasterly along the Westerly right-of-way of said highway and along the curvature of a concave right having a delta angle of $42^{\circ} 52' 29''$ and a radius of 964.15 feet for a chord bearing and distance of South $51^{\circ} 36' 49''$ East, 704.76 feet to the P. T. of said curve; thence proceed South $29^{\circ} 57' 16''$ East along the Westerly right-of-way of said road for a distance of 1003.12 feet to the P. C. of a concave curve right having a delta angle of $06^{\circ} 46' 02''$ and a radius of 1311.16 feet; thence proceed Southeasterly along the Westerly right-of-way of said highway and along the curvature of said curve for a chord bearing and distance of South $26^{\circ} 34' 15''$ East, 154.77 feet to a 1/2" rebar in place, said point being located on the South boundary of the Northwest one-fourth of the Southeast one-fourth of said Section; thence proceed South $88^{\circ} 27' 03''$ West along the South boundary of said quarter-quarter section for a distance of 1130.23 feet to a rock pile in place being the Southwest corner of the Northwest one-fourth of the Southeast one-fourth and also being the Southeast corner of the Northeast one-fourth of the Southwest one-fourth; thence proceed South $88^{\circ} 10' 07''$ West along the South boundary of said quarter-quarter section for a distance of 1321.20 feet to the point of beginning.

The above-described land is located in the Northeast one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Northeast one-fourth and the Northwest one-fourth of the Southeast one-fourth of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama and contains 63.47 acres.

According to the survey of Christopher M. Ray, Reg. No 26017, dated the 13th day of December, 2019.

Grantor herein makes the following reservation:

It is specifically understood that Seller 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 and 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.



20200102000003700 2/3 \$326.00
Shelby Cnty Judge of Probate, AL
01/02/2020 02:42:09 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 Westervelt Realty, Inc., A Delaware Corporation
Mailing Address 1400 Jack Warner Parkway NE
Tuscaloosa, AL 35404
Property Address Vacant Property
Columbiana, AL 35050

Grantee's Name Tom McDougal
Mailing Address 253 Cahaba Oaks *TR*
Indian Springs, AL 35124
Date of Sale December 27, 2019
Total Purchase Price \$305,000.00
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 of 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 December 12, 2019

Print Mike T. Atchison

Unattested

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20200102000003700 3/3 \$326.00
Shelby Cnty Judge of Probate, AL
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Form RT-1