

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-19-25958

Send Tax Notice To: Robert L. Robinson (as to 64.37%) and
Homestead Savings and Mortgage Co., Inc.
(as to 35.63%)

104 East College Street
Columbiana, AL 35051

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Fifty One Thousand Nine Hundred Thirty One Dollars and No Cents (\$451,931.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **The Westervelt Company, Inc.**, (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 **Robert L. Robinson (as to 64.37%) and Homestead Savings and Mortgage Co., Inc. (as to 35.63%)**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

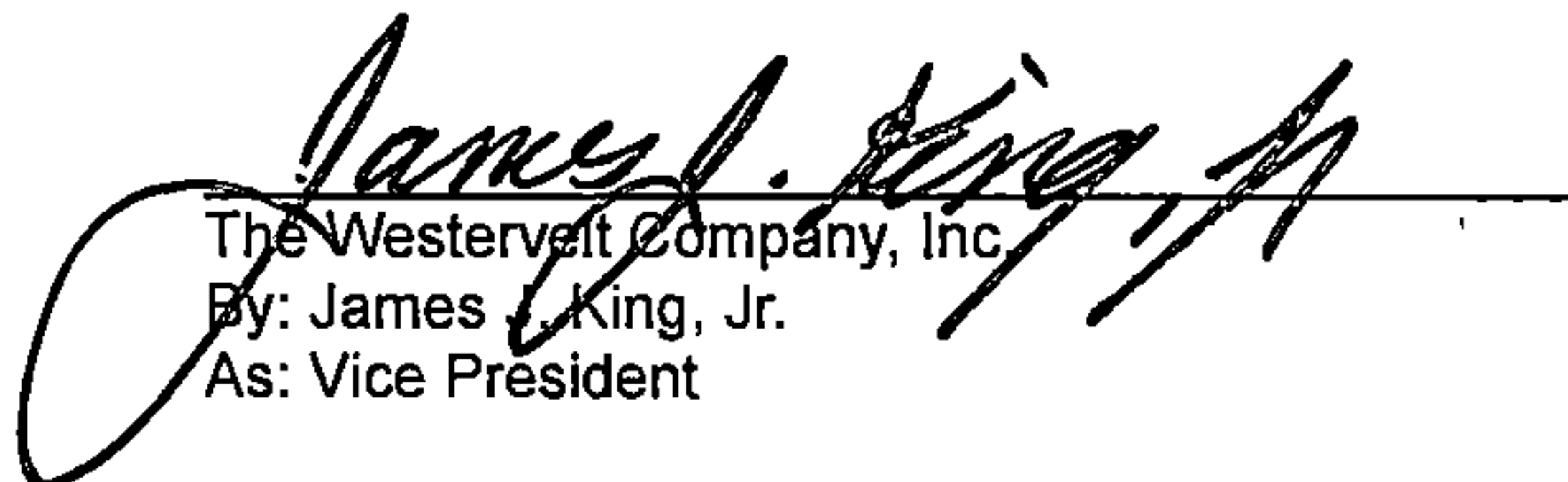
SEE EXHIBIT "A" ATTACHED HERETO

\$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 26th day of December, 2019.


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

State of ALABAMA

County of TUSCALOOSA

I, Preasha J. Smith, a Notary Public in and for said County in said State, hereby certify that James J. King, Jr. as Vice President of The Westervelt Company, Inc. 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 26th day of December, 2019.

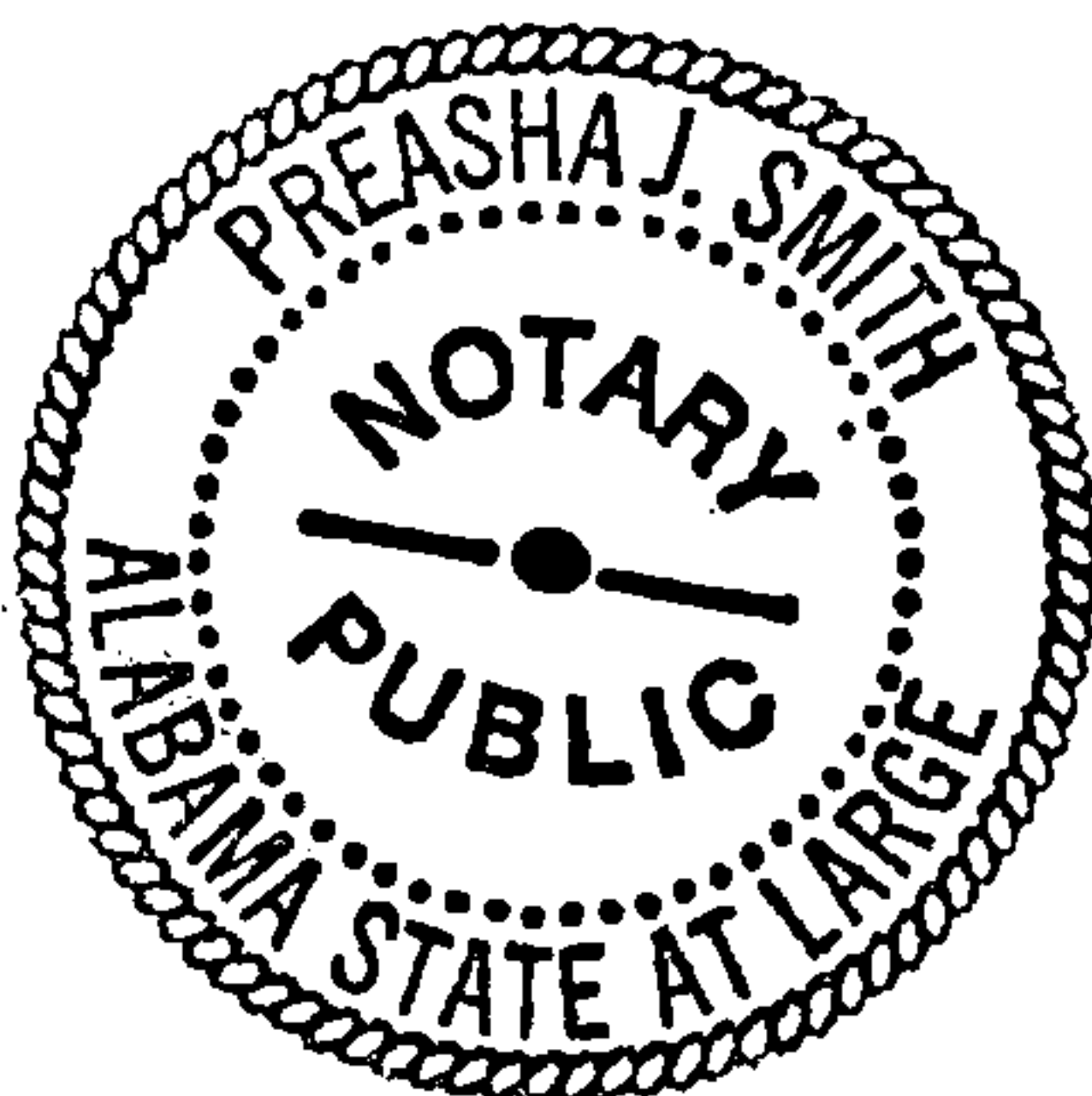


Notary Public, State of ALABAMA
Preasha J. Smith

My Commission Expires: 10/16/2023



20200103000004660 1/3 \$480.00
Shelby Cnty Judge of Probate, AL
01/03/2020 09:40:27 AM FILED/CERT



Shelby County, AL 01/03/2020
State of Alabama
Deed Tax: \$452.00


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 of Section 26, Township 21 South, Range 1 East and the NW 1/4 of Section 35, Township 21 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Begin at the NW corner of the NE 1/4 of the SW 1/4 of above said Section 26, said point being the POINT OF BEGINNING; thence South 00 degrees 44 minutes 26 seconds East for a distance of 2636.86 feet to the NW corner of the NE 1/4 of the NW 1/4 of above said Section 35; thence continue South 00 degrees 44 minutes 26 seconds East for a distance of 2726.54 feet to the northerly R.O.W. line of Shelby County Highway 28, 80' ROW; thence South 87 degrees 05 minutes 20 seconds East and along said ROW line for a distance of 676.62 feet to a curve to the left, having a radius of 7000.00 feet, and subtended by a chord bearing South 89 degrees 33 minutes 46 seconds East, and a chord distance of 602.12 feet; thence along the arc of said curve and said ROW line for a distance of 602.31 feet; thence North 02 degrees 19 minutes 13 seconds East and leaving said ROW line for a distance of 2823.24 feet to the NE corner of the NE 1/4 of the NW 1/4 of above said Section 36; thence North 02 degrees 00 minutes 15 seconds West for a distance of 2602.56 feet to the NE corner of the NE 1/4 of the SW 1/4 of above said Section 26; thence South 89 degrees 09 minutes 53 seconds West for a distance of 1370.60 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated December 19, 2019.

Seller hereby reserves from the sale of the Property for itself and its successors and assigns, all interest in oil, gas, minerals, greenhouse gases and mineral and mining rights that it may own. The parties hereto agree that without a separate written agreement or order Seller shall not have the right to drill wells, construct pipelines, construct access roads and/or install any other facilities on the herein described property. Seller shall convey to Buyer all interest in oil, gas, minerals, greenhouse gases and mineral and mining rights that it may own for the property extending to 200 feet below the surface.


20200103000004660 2/3 \$480.00
Shelby Cnty Judge of Probate, AL
01/03/2020 09:40:27 AM 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, Inc.	Grantee's Name	Robert L. Robinson (as to 64.37%) Homestead Savings and Mortgage Co. Inc. (as to 35.63%)
Mailing Address	1400 Jack Werner Parkway NE Tuscaloosa AL 35404	Mailing Address	104 East College St Columbiana, AL 35057
Property Address	Columbiana, AL 35051	Date of Sale	December 27, 2019
		Total Purchase Price	\$451,931.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 27, 2019

Print The Westervelt Company, Inc.

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20200103000004660 3/3 \$480.00
Shelby Cnty Judge of Probate, AL
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Form RT-1