

This Instrument was Prepared by:

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

Send Tax Notice To: Chelsea 47, LLC

120 Bishop Circle
Pelham AL 35124

**CORPORATION STATUTORY
WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Million Five Hundred Thousand Dollars and No Cents (\$1,500,000.00)**, 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 **Chelsea 47, LLC**, (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

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

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; dolomitic limestone and minerals of every nature.

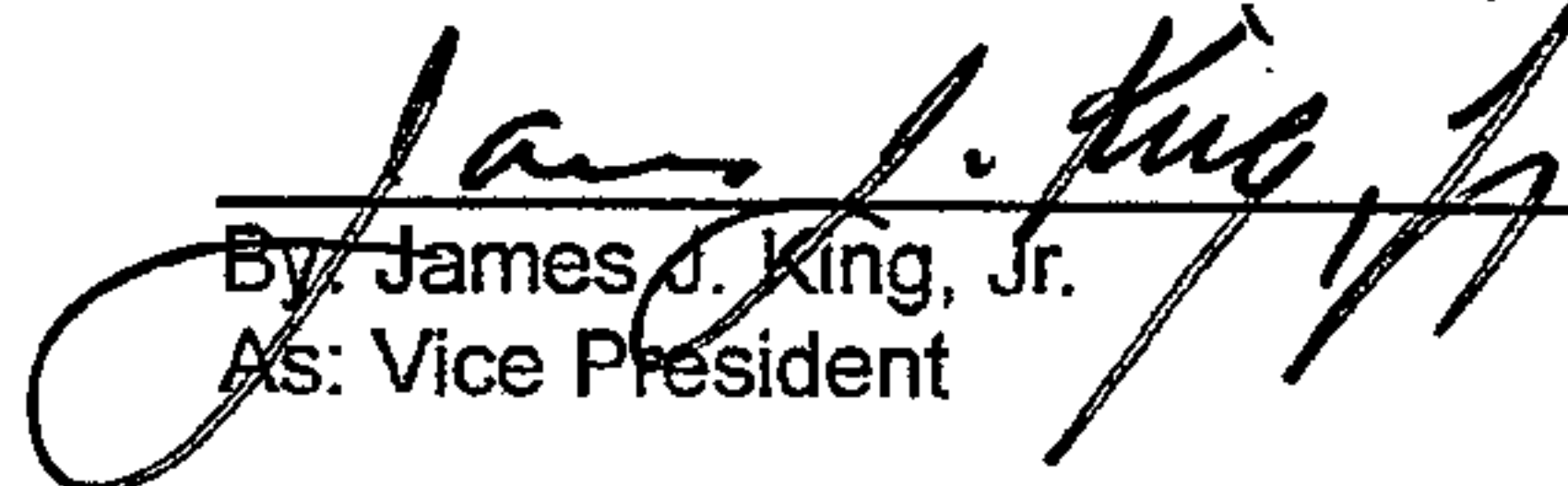
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

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 2nd day of October, 2020.

THE WESTERVELT COMPANY, INC

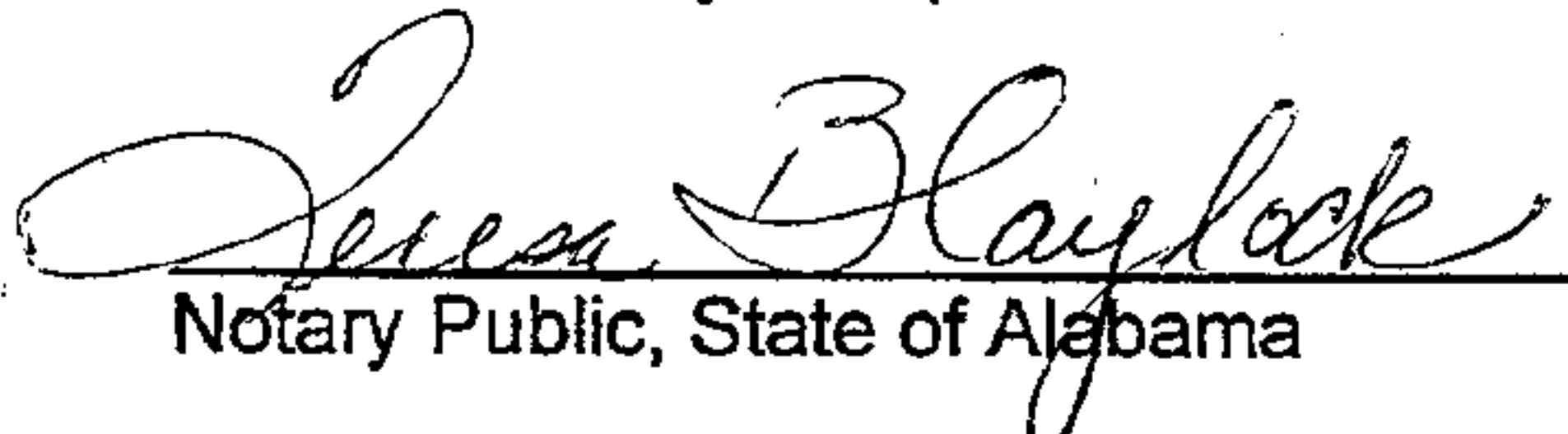

By: James J. King, Jr.
As: Vice President

State of Alabama

County of Jackson

I, James J. King, Jr., 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 2nd day of October, 2020.


Notary Public, State of Alabama

My Commission Expires: _____

MY COMMISSION EXPIRES DEC. 12, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW 1/4 of Section 26, S 1/2 of Section 27, and Section 34, all in Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at a RR Iron accepted to mark the SW Corner of the NE 1/4 of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama; thence N89°38'42" E a distance of 1324.31', thence N00°37'49"W a distance 1271.65'; thence N 88°19'25" E a distance 964.58' to a rebar, said rebar lying on the West right-of-way line of Shelby County Highway #47 (80' R.O.W.); thence N14°58'44" E along the West right-of-way line a chord distance of 2678.54' to a rebar, said rebar lying on the West right-of way margin of Shelby County Highway #47; thence leaving said right of way line, S 88°35'42" W a distance of 381.30'; thence S 72°04'47" W a distance of 802.31'; thence S 76°09'34" W a distance of 514.26'; thence S 44°48'03" W a distance of 527.35'; thence N 84°15'26" W a distance of 196.76'; thence N 61°55'55" W a distance of 125.89'; thence N 74°53'14" W a distance of 157.66'; thence N 21°53'27" W a distance of 135.21'; thence N 01°30'15" E a distance of 280.90'; thence N 12°44'04" W a distance of 284.79'; thence N 21°41'10" E a distance of 110.37'; thence N 53°50'00" W a distance of 96.12' to a point in the centerline of a branch; thence along the branch centerline the following dimensions:

thence S 45°05'10" W 31.96 feet; thence S 84°41'41" W 119.91 feet; thence S 25°07'34" W 58.84 feet; thence S 35°50'44" W 82.72 feet; thence S 56°18'23" E 101.00 feet; thence S 07°05'50" W 59.57 feet; thence S 60°03'52" W 88.39 feet; thence S 34°51'35" W 66.29 feet; thence S 04°05'55" W 75.72 feet; thence S 27°59'39" E 137.80 feet; thence S 50°42'03" W 52.03 feet; thence S 05°04'44" W 43.58 feet; thence S 56°37'02" E 59.09 feet; thence S 01°27'09" E 205.93 feet; thence N 80°47'12" W 81.30 feet; thence S 61°25'09" W 24.32 feet; thence S 13°57'31" E 67.56 feet; thence S 35°47'02" W 56.34 feet; thence S 74°27'17" W 88.18 feet; thence S 10°17'34" W 110.17 feet; thence N 88°49'58" W 122.33 feet; thence S 16°24'47" W 32.16 feet; thence S 36°24'07" E 83.05 feet; thence S 21°41'13" W 94.63 feet; thence N 73°09'03" W 109.20 feet; thence S 11°58'07" E 19.77 feet; thence S 17°52'13" W 120.19 feet; thence S 17°10'45" E 20.91 feet to the intersection of the branch centerline and boundary line;

thence S 89°25'27" W a distance of 24.68'; thence S 88°32'41" W a distance 1009.34'; thence N 08°08'50" E a distance 153.93'; thence N 09°18'30" W a distance 207.70'; thence N 44°42'23" W a distance 143.80'; thence N 83°23'24" W a distance 144.86'; thence N 75°25'44" W a distance 215.48'; thence N 53°09'12" W a distance 484.57'; thence N 31°34'02" E a distance 244.94'; thence N 58°25'58" W a distance 290.77'; thence N 58°32'45" W a distance 60.37'; thence S 30°21'28" W a distance 292.88'; thence S 59°33'35" E a distance 219.59'; thence S 32°28'39" W a distance 287.00'; thence N 56°11'58" W a distance 109.44'; thence S 89°32'56" W a distance 102.28'; thence S 00°31'05" E a distance 4304.07'; thence S 89°49'19" E a distance 1319.97'; thence S 89°49'19" E a distance 1319.97'; thence N 00°34'19" W a distance 991.83'; which is the POINT OF BEGINNING.

LESS and EXCEPT all easements.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2020 03:40:09 PM
\$1528.00 CHERRY
20201002000447930

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>The Westervelt Company, Inc.</u>	Grantee's Name	<u>Chelsea 47, LLC</u>
Mailing Address	<u>PO BOX 48999</u>	Mailing Address	<u>120 Bishop Circle</u>
	<u>Tuscaloosa AL 35404</u>		<u>Pelham, AL 35124</u>
Property Address	<u>0 Hwy 47</u>	Date of Sale	<u>October 02, 2020</u>
	<u>Columbiana, AL 35051</u>	Total Purchase Price	<u>\$1,500,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 September 30, 2020

 Unattested

(verified by)

Print The Westervelt Company, Inc.

Sign

J. Ray Collier
(Grantor/Grantee/Owner/Agent) circle one