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03/12/2021 08:19:43 AM
DEEDS 1/4

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Gallant Lake, LLC
120 Bishop Circle
Pelham, AL 35124

WARRANTY DEED

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

That in consideration of FOUR HUNDRED SIXTY ONE THOUSAND NINE HUNDRED SEVENTY FIVE & 00/100 DOLLARS (\$461,975.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, THE WESTERVELT COMPANY, INC. fka Gulf State Paper Corporation, a Delaware corporation, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto GALLANT LAKE, LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

\$461,975.00 of the purchase price was paid using funds from a Purchase Money mortgage closed simultaneously herewith.

Grantor hereby specifically reserves unto itself, its successors or assigns, all oil, gas, minerals, greenhouse gases, and mineral and mining rights that it may own and the right to sequester carbon and other greenhouse gases on the property.

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

And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by the undersigned who is authorized to execute this conveyance, hereunto sets his hand and seal on this the 5th day of November, 2020.

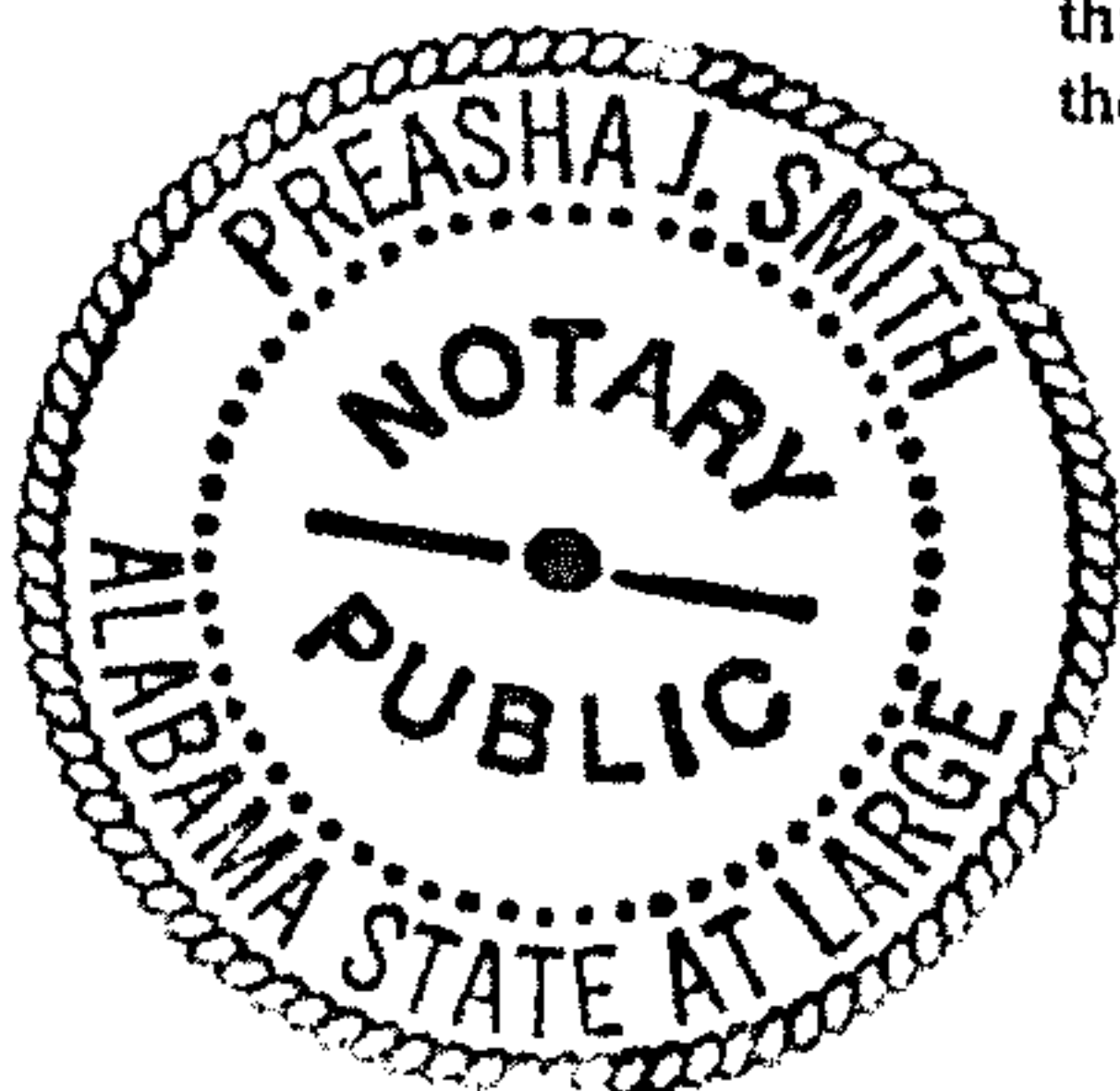
The Westervelt Company, Inc.
Fka Gulf State Paper Corporation, a Delaware corporation


By James J. King, Jr.
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. fka Gulf States Paper Corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily as the act of said Corporation on the day the same bears date.

Given under my hand and official seal, this 5th day of November, 2020.



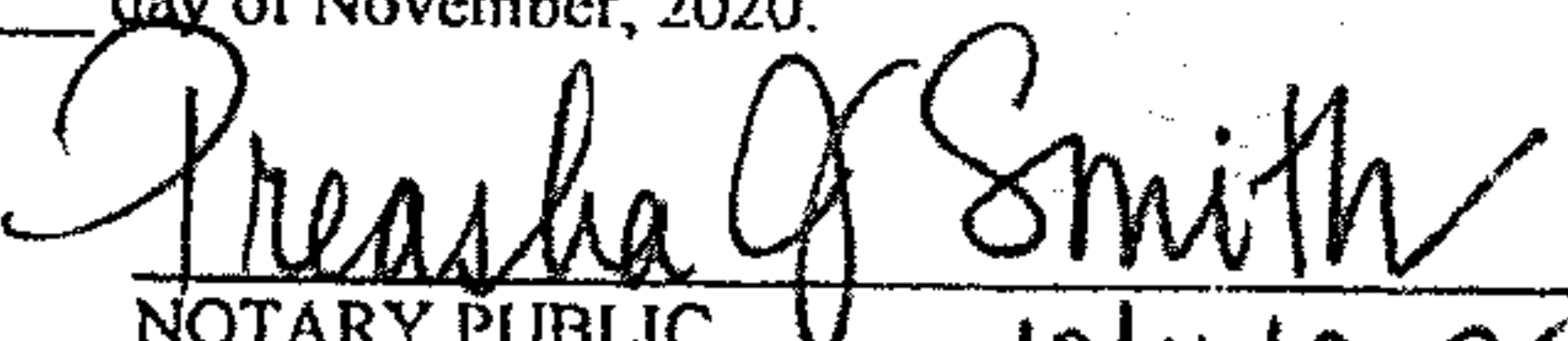

NOTARY PUBLIC
My Commission Expires 10/16/2023

Exhibit "A" Legal Description

PARCEL 2

A Part of Lot 15B-2 of A Resurvey of Parcel 15-B Tract Fifteen Subdivision as recorded in Map Book 11 on Page 38 in the Office of the Judge of Probate, Shelby County, Alabama and acreage situated in Section 1, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows;

Begin at a Concrete Monument found locally accepted to be the Southeast corner of said Lot 15B-2 and also the Southeast Corner of Section 2, Township 21 South, Range 2 West; thence run North $86^{\circ} 30' 59''$ West (North $85^{\circ} 53' 46''$ West map) along the South line of said Lot 15B-2 and also along the South line of said Section 2 for a distance of 1345.32 feet (1345.50' map) to a $3/4''$ crimped pipe found; thence run North $00^{\circ} 19' 43''$ East (North $00^{\circ} 55' 03''$ East map) along the West line of said Lot 15B-2 for a distance of 806.47 feet (805.21' map) to the East Right-of-Way line of Shelby County Highway 331; thence run North $36^{\circ} 43' 59''$ East (North $37^{\circ} 19' 52''$ East map) along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 168.27 feet (168.27' map) to a point on a curve the left having a central angle of $33^{\circ} 24' 59''$, a radius of 196.57 feet and a chord bearing of North $20^{\circ} 01' 30''$ East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 114.65 feet to a point; thence run North $03^{\circ} 19' 00''$ East for a distance of 53.28 feet to a point on a curve the right having a central angle of $10^{\circ} 49' 18''$, a radius of 497.88 feet and a chord bearing of North $08^{\circ} 43' 39''$ East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 94.04 feet to a point; thence run North $14^{\circ} 08' 18''$ East for a distance of 49.98 feet to a point on a curve the left having a central angle of $13^{\circ} 57' 24''$, a radius of 642.75 feet and a chord bearing of North $07^{\circ} 09' 36''$ East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 156.57 feet to a point; thence run North $00^{\circ} 10' 54''$ East for a distance of 116.82 feet to a point on a curve the right having a central angle of $07^{\circ} 30' 50''$, a radius of 731.43 feet and a chord bearing of North $03^{\circ} 56' 19''$ East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 95.92 feet to a point; thence run North $07^{\circ} 41' 44''$ East for a distance of 148.75 feet to a point on a curve the left having a central angle of $27^{\circ} 15' 46''$, a radius of 236.18 feet and a chord bearing of North $05^{\circ} 56' 08''$ East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 112.38 feet to a point; thence run North $19^{\circ} 34' 01''$ West for a distance of 72.47 feet to a point on a curve the right having a central angle of $69^{\circ} 24' 40''$, a radius of 172.14 feet and a chord bearing of North $15^{\circ} 08' 19''$ East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 208.54 feet to a point; thence run North $49^{\circ} 54' 22''$ East for a distance of 451.16 feet to a point; thence run South $40^{\circ} 06' 30''$ East for a distance of 452.56 feet to a point; thence run South $23^{\circ} 37' 00''$ West for a distance of 236.38 feet to a point; thence run South $15^{\circ} 46' 16''$ East for a distance of 259.49 feet to a point; thence run South $07^{\circ} 31' 55''$ East for a distance of 209.10 feet to a point; thence run South $03^{\circ} 27' 15''$ West for a distance of 319.85 feet to a point; thence run South $38^{\circ} 22' 56''$ East for a distance of 454.05 feet to a point; thence run North $84^{\circ} 35' 07''$ East for a distance of 1077.68 feet to a point; thence run South $83^{\circ} 36' 27''$ East for a distance of 281.54 feet to a point; thence run North $88^{\circ} 43' 17''$ East for a distance of 701.06 feet to a point; thence run North $81^{\circ} 45' 46''$ East for a distance of 632.57 feet to a point at a dirt road; thence run South $05^{\circ} 12' 20''$ East along said dirt road for a distance of 879.47 feet to a point on the North line of a 80' Right-of-Way of Joinertown Road said point being on a curve to the right having a central angle of $17^{\circ} 16' 10''$, a radius of 532.60 feet and a chord bearing of South $64^{\circ} 42' 57''$ West; thence run along the arc of said curve and also along said North line of a 80' Right-of-Way for a distance of 160.53 feet to a point; thence run South $73^{\circ} 21' 02''$ West along said North line of a 80' Right-of-Way for a distance of 144.05 feet to a point on a curve to the right having a central angle of $19^{\circ} 58' 25''$, a radius of 713.15 feet and a chord bearing of South $83^{\circ} 20' 14''$ West; thence run along the arc of said curve and also along said North line of a 80' Right-of-Way for a distance of 248.61 feet to a point; thence run North $86^{\circ} 40' 33''$ West along said North line of a 80' Right-of-Way for a distance of 12.47 feet to a point on the South line of said Section 1; thence run North $89^{\circ} 02' 02''$ West along said South line for a distance of 2013.94 feet to the Point of Beginning. Said Parcel 2 containing 100.900 acres, more or less. Less and except any part of Joinertown Road 80' Right-of-Way running West and being North of the South line of said Section 1.

Exhibit "A" Legal Description - Continued

PARCEL 3

A Part of Lot 15B-2 of A Resurvey of Parcel 15-B Tract Fifteen Subdivision as recorded in Map Book 11 on Page 38 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows;

Commence at a Concrete Monument found locally accepted to be the Southeast corner of said Lot 15B-2 and also the Southeast Corner of Section 2, Township 21 South, Range 2 West; thence run North $86^{\circ} 30' 59''$ West (North $85^{\circ} 53' 46''$ West map) along the South line of said Lot 15B-2 and also along the South line of said Section 2 for a distance of 1345.32 feet (1345.50' map) to a $3/4''$ crimped pipe found; thence run North $00^{\circ} 19' 43''$ East (North $00^{\circ} 55' 03''$ East map) along the West line of said Lot 15B-2 for a distance of 806.47 feet (805.21' map) to the East Right-of-Way line of Shelby County Highway 331; thence run North $36^{\circ} 43' 59''$ East (North $37^{\circ} 19' 52''$ East map) along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 168.27 feet (168.27' map) to a point on a curve the left having a central angle of $33^{\circ} 24' 59''$, a radius of 196.57 feet and a chord bearing of North $20^{\circ} 01' 30''$ East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 114.65 feet to a point; thence run North $03^{\circ} 19' 00''$ East for a distance of 53.28 feet to a point on a curve the right having a central angle of $10^{\circ} 49' 18''$, a radius of 497.88 feet and a chord bearing of North $08^{\circ} 43' 39''$ East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 94.04 feet to a point; thence run North $14^{\circ} 08' 18''$ East for a distance of 49.98 feet to a point on a curve the left having a central angle of $13^{\circ} 57' 24''$, a radius of 642.75 feet and a chord bearing of North $07^{\circ} 09' 36''$ East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 156.57 feet to a point; thence run North $00^{\circ} 10' 54''$ East for a distance of 116.82 feet to a point on a curve the right having a central angle of $07^{\circ} 30' 50''$, a radius of 731.43 feet and a chord bearing of North $03^{\circ} 56' 19''$ East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 95.92 feet to a point; thence run North $07^{\circ} 41' 44''$ East for a distance of 148.75 feet to a point on a curve the left having a central angle of $27^{\circ} 15' 46''$, a radius of 236.18 feet and a chord bearing of North $05^{\circ} 56' 08''$ East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 112.38 feet to a point; thence run North $19^{\circ} 34' 01''$ West for a distance of 72.47 feet to a point on a curve the right having a central angle of $69^{\circ} 24' 40''$, a radius of 172.14 feet and a chord bearing of North $15^{\circ} 08' 19''$ East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 208.54 feet to a point; thence run North $49^{\circ} 54' 22''$ East for a distance of 601.16 feet to the Point of Beginning; thence continue North $49^{\circ} 54' 22''$ East for a distance of 142.67 feet to a point; thence run South $85^{\circ} 47' 09''$ East for a distance of 555.17 feet to a 1" rebar with cap found; thence run South $00^{\circ} 19' 39''$ West for a distance of 155.21 feet to a point; thence run South $55^{\circ} 08' 32''$ West for a distance of 441.03 feet to a point; thence run North $40^{\circ} 06' 30''$ West for a distance of 465.71 feet to the Point of Beginning. Said Parcel 3 containing 4.163 acres, more or less.

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
 Mailing Address 1400 Jack warner Pkwy NE
Tuscaloosa, AL 35404

Grantee's Name Gallant Lake, LLC
 Mailing Address 120 Bishop Circle
Pelham, AL 35124

Property Address See Legal Description attached
to Deed

Date of Sale 11/06/2020

Total Purchase Price \$ 461,975.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/12/2021 08:19:43 AM
 \$32.00 CHERRY
 20210312000123560

Allen S. Byrd

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 11/6/2020

Print

Owner Farmer

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one