

20210415000189190
04/15/2021 03:15:47 PM
CORDEED 1/3

This instrument is being re-recorded to correct the execution and notary dates.

20210414000186770
04/14/2021 03:52:34 PM
DEEDS 1/3

This instrument was Prepared by:

Mike F. Nicholson, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No: S-21-27027

Send Tax Notice To: Dennis Polley

135 Corporate Woods Circle
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED

State of Alabama

) Know All Men by These Presents.

County of Shelby

That in consideration of the sum of One Hundred Twenty Eight Thousand Dollars and No Cents (\$128,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, The Westervelt Company, Inc., 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 Dennis Polley, (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 16th day of April, 2021.

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., 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 16th day of April, 2021.

Preasha J. Smith
Notary Public, State of Alabama

My Commission Expires: 10/16/2023

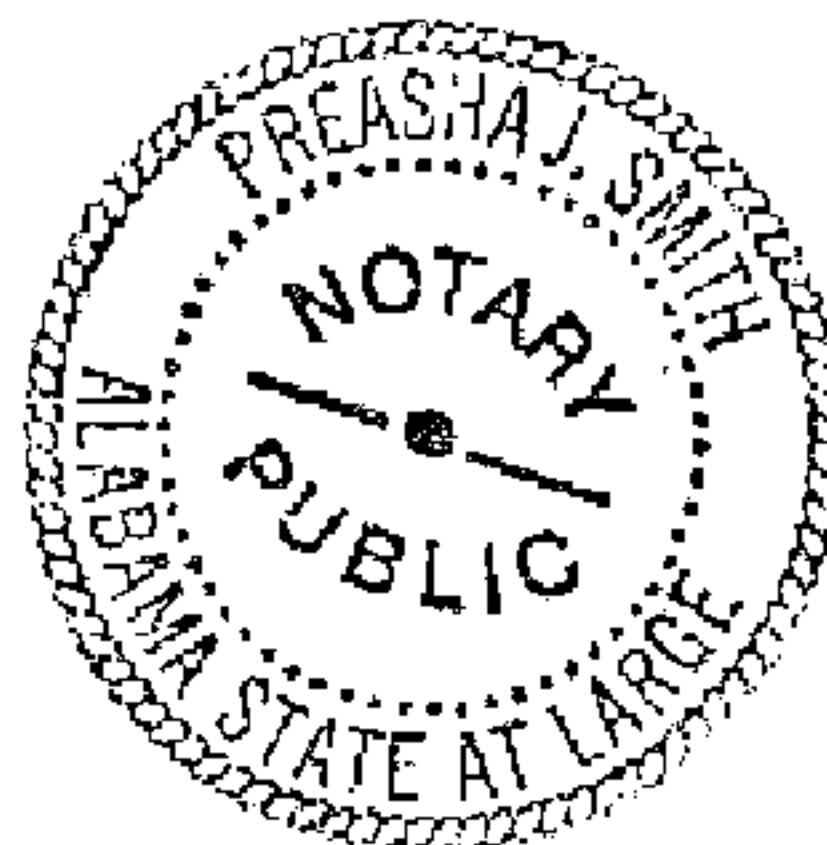


EXHIBIT "A"
LEGAL DESCRIPTION

A Parcel of land situated in the SE ¼ of Section 26 and the NE ¼ of Section 36, all in Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:
BEGIN at the SE Corner of above said Section 26, said point being the POINT OF BEGINNING; thence N 00°43'14" W a distance of 1327.28 feet; thence N 88°50'12" W a distance of 686.01 feet; thence 00° 73'14" E a distance of 2379.67 feet to the approximate center of a creek, all further calls will along said centerline of creek until otherwise noted; thence S 71°17'11" E a distance of 48.03 feet; thence N 88° 34'40" E a distance of 18.14 feet; thence N 33°16'08" E a distance of 12.07 feet; thence N 73°07'04" E a distance of 87.81 feet; thence S 67°13'31" E a distance of 43.38 feet; thence S 26°25'08" E a distance of 80.87 feet; thence S 21°53'33" W a distance of 7.07 feet; thence S 13°43'17" E a distance of 23.53 feet; thence S 87°19'44" E a distance of 44.49 feet; thence N 53°06'59" E a distance of 12.70 feet; thence S 27°43'23" E a distance of 39.14 feet; thence S 17°43'31" W a distance of 38.92 feet; thence S 26°26'21" E a distance of 21.89 feet; thence S 64°46'28" E a distance of 13.26 feet; thence S 31°37'45" E a distance of 29.77 feet; thence S 08°16'26" W a distance of 20.51 feet; thence S 82°74'40" E a distance of 14.44 feet; thence S 79°38'00" E a distance of 40.31 feet; thence S 61°56'16" E a distance of 80.57 feet; thence N 86° 50'20" E a distance of 59.87 feet; thence N 01°48'08" W a distance of 16.58 feet; thence N 88°16'43" E a distance of 28.91 feet; thence N 03°00'49" E a distance of 23.34 feet; thence N 50°48'24" E a distance of 83.83 feet; thence N 13°02'36" W a distance of 18.41 feet; thence N 77°05'22" E a distance of 38.64 feet; thence S 34°43'21" E a distance of 27.46 feet; thence S 73°71'39" E a distance of 68.04 feet; thence S 30°53'41" E a distance of 26.31 feet; thence S 88°54'04" E a distance of 15.34 feet; thence N 00°74'26" W and leaving said centerline of creek a distance of 1285.30 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shillett, professional license No. 21784 land surveyor, dated May 5, 2021.

Seller hereby reserves from the sale of the property for itself and its successor and assigns, all interest in oil, gas, and other liquid or gaseous hydrocarbons including without limitation, coal seam gas, coal, sand; gravel, clay; lignite; ironstone; limestone; dolomite limestone and minerals of every nature, kind or description whatsoever.

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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>Dennis Polley</u>
Mailing Address	<u>1400 Jack Warner Pkwy NE</u> <u>Tuscaloosa, AL 35404</u>	Mailing Address	<u></u>
Property Address	<u>Columbiene, AL 35051</u>	Date of Sale	<u>14</u> <u>April 14, 2021</u>
		Total Purchase Price	<u>\$128,000.00</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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 April 09, 2021

Unattested

(verified by)

Print The Westervelt Company, Inc.

Sign T. Ray Colvin, Jr.

(Grantor/Grantee/Owner/Agent) circle one

By: T. Ray Colvin, Jr.

Its: Director, Real Estate & Forest Recreation



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/14/2021 03:52:34 PM
\$156.00 CHERRY
20210414000186770

Allen S. Bayl



Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2021 03:15:47 PM
\$29.00 CHERRY
20210415000189190

Allen S. Bayl