This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051 Send Tax Notice To: Ferman Garrett

827 Richard Porter Dr. Shelby, Al. 35/43

## CORPORATION STATUTORY WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Twenty Two Thousand Nine Hundred Sixty Dollars and No Cents (\$22,960.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, The Westervelt Company, (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 Ferman Garrett, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

A parcel of land situated in the NW 1/4 of the SE 1/4, Section 8, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows:

BEGIN at the NW Corner of the NW 1/4 of the SE 1/4 of Section 8, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°47'36"W a distance of 500.00'; thence N89°10'29"E a distance of 500.00'; thence N00°47'36"E a distance of 500.00'; thence S89°10'29"W a distance of 500.00' to the POINT OF BEGINNING.

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 limitation, coal seam gas, coal; sand; grave; lignite; ironstone; limestone; dolomitic limestone and minerals of ever nature, kind or description whatsoever now or hereafter.

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.

\$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 9th day of June. 2021.

THE XVESTERVELT COMPAY

Ry: James J. King Ur Vice President

State of Alabama

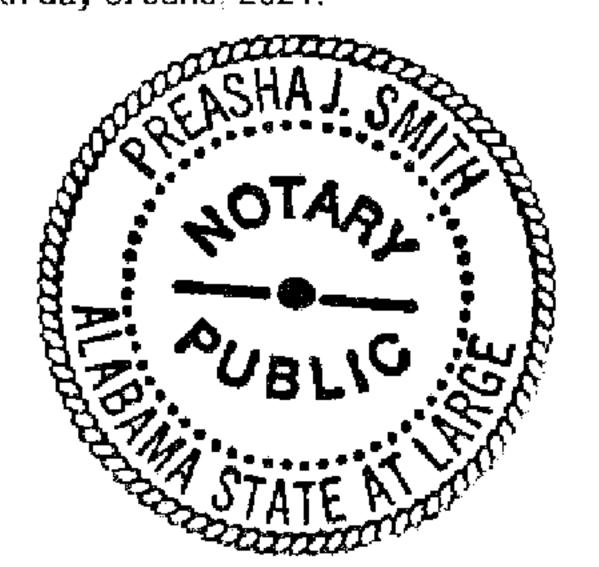
County of Tuscaloosa

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 of The Westervelt Company 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 9th day of June, 2021.

Notary Public, State of Alabama

My Commission Expires: 10/16/2023



## Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	The Westervelt Company  1400 Jack Warner Parkway NE	Grantee's Name Mailing Address	827. Richard Porter Dr.
	Tuscaloosa, AL 35404		Shelby, AL 35143
Property Address	ACCIUGE		June 09, 2021
	Shelby, AL 35143	Total Purchase Price or	\$22,960.00
		Actual Value	
		Or Annonna sela Marikat Malica	
		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  Appraisal			
xx Sales Con		Other	
Closing St	atement	· · · · · · · · · · · · · · · · · · ·	
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 <u>Code of Alabama 1975</u> § 40-22-1 (h).			
l attest, to the best further understand Code of Alabama 1	of my knowledge and belief that the info that any false statements claimed on thi <u>975</u> § 40-22-1 (h).	rmation contained in this s form may result in the in	document is true and accurate. I apposition of the penalty indicated in
Date June 03, 2021		Print The Westervell	Company - , /
Unattested	(verified by)	Sign Model	Grantee/Owner/Agent) circle one
Filed and Recorded Official Public Records			
Judge of Probate, Shelby County Alabama, County			
( ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (	Clerk Shelby County, AL 06/10/2021 01:28:15 PM		Form RT-1

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