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06/25/2021 09:17:37 AM  
DEEDS 1/7

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

Send Tax Notice To:  
Highpointe Rentals, 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 SIX HUNDRED EIGHTY SEVEN THOUSAND THREE HUNDRED NINETY & 00/100 DOLLARS (\$687,390.00) 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 HIGHPOINTE RENTALS, 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

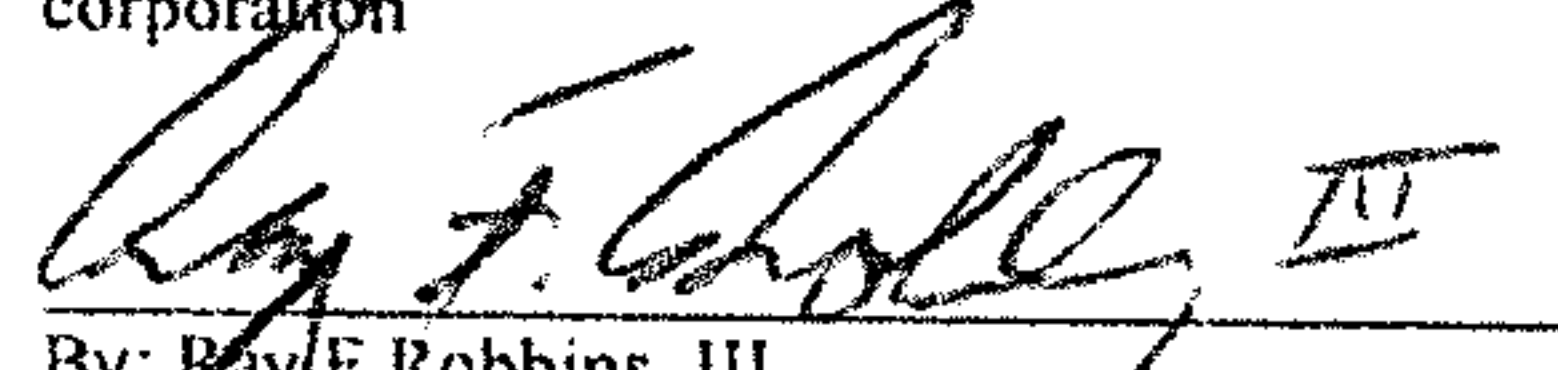
Subject to: (1) Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning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

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 21<sup>st</sup> day of April, 2021.

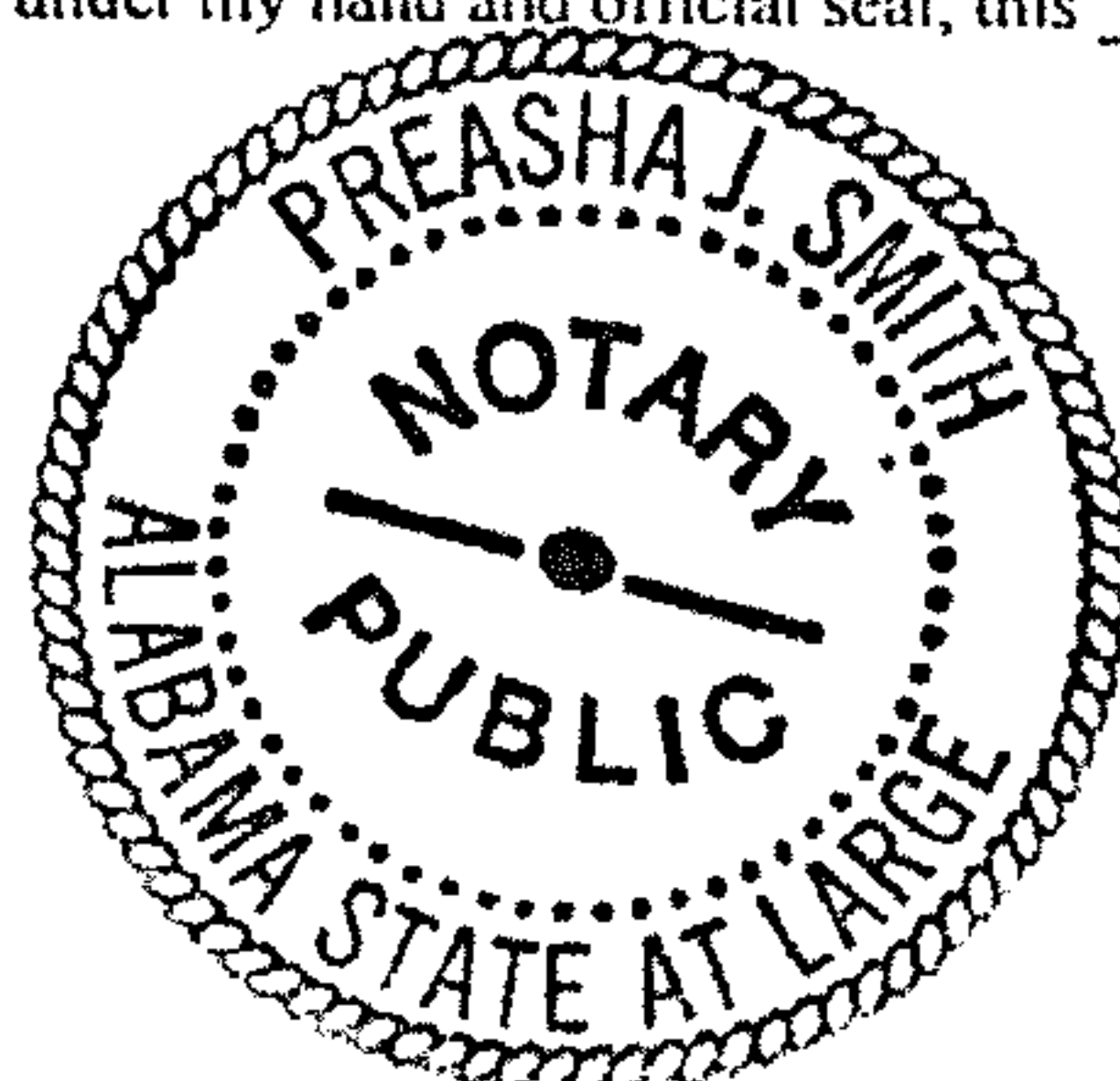
The Westervelt Company, Inc.  
fka Gulf State Paper Corporation, a Delaware corporation

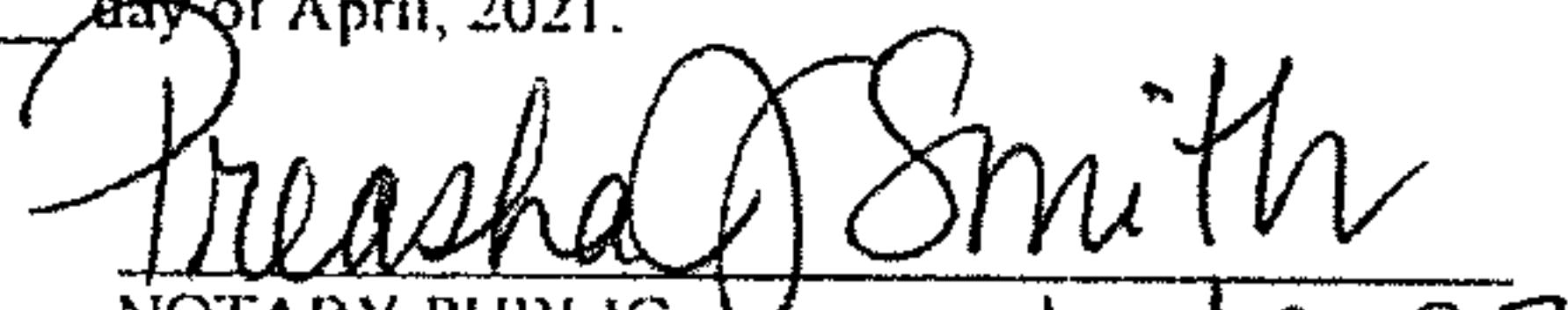
  
By: Ray F. Robbins, III  
Its: Secretary / General Counsel

STATE OF ALABAMA)  
TUSCALOOSA        )  
COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ray F. Robbins, III, whose name as Secretary / general Counsel 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 27<sup>th</sup> day of April, 2021.



  
NOTARY PUBLIC  
My Commission Expires 10/16/2023

## EXHIBIT "A" LEGAL DESCRIPTION

The following real estate located in Shelby County, Alabama, State of Alabama, being more particularly described as follows, to-wit:

**TRACT NO. 1 (Saddlewood Trails Site):** Commence at a railroad rail being the Southwest corner of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 19' 38" West along the West boundary of said Section 22 and along the West boundary of the Southwest one-fourth of the Southwest one-fourth for a distance of 1318.4 feet to a 1" open top pipe in place, said point also being the Southwest corner of the Northwest one-fourth of the Southwest one-fourth of said Section 22; thence proceed North 00° 19' 38" West along the West boundary of said section and along the West boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 660.0 feet (set ½" rebar CA-0114-LS); thence proceed North 88° 30' 39" East for a distance of 1327.93 feet (set ½" rebar CA-0114-LS), said point being located on the East boundary said Northwest one-fourth of the Southwest one-fourth; thence proceed South 00° 43' 17" East along the East boundary of said quarter-quarter section for a distance of 666.68 feet to a 2" open top pipe, said point being the Northeast corner of the Southwest one-fourth of the Southwest one-fourth; thence proceed South 00° 43' 17" East along the East boundary of said quarter-quarter section for a distance of 861.23 feet to a 1" solid iron in place; thence proceed South 00° 44' 59" East along the East boundary of said quarter-quarter section for a distance of 126.45 feet; thence proceed South 11° 53' 47" West for a distance of 137.38 feet; thence proceed South 78° 06' 13" East for a distance of 30.82 feet to a point on the East boundary of said quarter-quarter section; thence proceed South 00° 44' 59" East along the East boundary of said quarter-quarter section for a distance of 183.01 feet to a 2" open top pipe in place being the Southeast corner of the Southwest one-fourth of the Southwest one-fourth; thence proceed North 88° 46' 02" East along the North boundary of Section 27, Township 21 South, Range 1 West and along the North boundary of the Northeast one-fourth of the Northwest one-fourth of said Section 27 for a distance of 262.0 feet to a point on the Westerly right-of-way of Mitchell Road; thence proceed South 37° 12' 25" East along the Westerly right-of-way of said road for a distance of 41.28 feet; thence proceed South 53° 09' 15" East along the Westerly right-of-way of said road for a distance of 100.69 feet to the P. C. of a concave curve right having a delta angle of 39° 41' 14" and a radius of 250.0 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 33° 18' 38" East, 169.73 feet to the P. T. of said curve; thence proceed South 13° 28' 01" East along the Westerly right-of-way of said road for a distance of 209.13 feet to the P. C. of a concave curve right having a delta angle of 36° 24' 59" and a radius of 200.00 feet; thence proceed Southwesterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 04° 44' 29" West, 124.99 feet to the P. T. of said curve; thence proceed South 25° 11' 26" West along the Westerly right-of-way of said road for a distance of 180.29 feet to the P. C. of a concave curve left having a delta angle of 36° 23' 40" and a radius of 225.0 feet; thence proceed Southwesterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 07° 32' 31" West, 140.53 feet to the P. T. of said curve; thence proceed South 10° 39' 19" East along the Westerly right-of-way of said road for a distance of 88.13 feet to the P. C. of a concave curve right having a delta angle of 18° 13' 33" and a radius of 200.00 feet; thence proceed Southeasterly along the



Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 01° 32' 33" East, 63.35 feet to the P. T. of said curve; thence proceed South 07° 34' 14" West along the Westerly right-of-way of said road for a distance of 97.56 feet to its point of intersection with the Northerly right-of-way of Alabama Highway 70; thence proceed North 68° 51' 15" West along the Northerly right-of-way of said highway for a distance of 331.75 feet; thence proceed North 21° 08' 45" East for a distance of 400.00 feet; thence proceed North 12° 14' 54" East for a distance of 130.42 feet; thence proceed North 77° 45' 06" West for a distance of 97.93 feet; thence proceed North 12° 14' 54" East for a distance of 89.24 feet to the P. C. of a concave curve right having a delta angle of 23° 36' 03" and a radius of 68.0 feet; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance of South 76° 15' 33" West, 27.81 feet to the P. T. of said curve; thence proceed South 12° 14' 54" West for a distance of 147.07 feet; thence proceed North 77° 45' 06" West for a distance of 862.09 feet; thence proceed North 73° 27' 55" West for a distance of 55.13 feet; thence proceed North 20° 49' 15" East for a distance of 25.16 feet; thence proceed North 62° 43' 41" West for a distance of 80.62 feet; thence proceed North 53° 53' 42" West for a distance of 143.24 feet; thence proceed South 36° 06' 18" West for a distance of 25.0 feet; thence proceed South 53° 53' 42" East for a distance of 156.51 feet; thence proceed South 05° 28' 07" West for a distance of 453.55 feet to a point on the Northerly right-of-way of said Alabama Highway 70; thence proceed Northwesterly along the Northerly right-of-way of said road and along the curvature of a concave curve left having a delta angle of 00° 51' 46" and a radius of 2403.11 feet for a chord bearing and distance of North 88° 12' 14" West, 36.18 feet; thence proceed North 01° 34' 15" East for a distance of 10.0 feet to a 4" x 4" concrete monument; thence proceed North 88° 25' 45" West along the Northerly right-of-way of said road for a distance of 435.85 feet to its point of intersection with the West boundary of the Northwest one-fourth of the Northwest one-fourth of said Section 27; thence proceed North 00° 05' 06" West along the West boundary of said quarter-quarter section and along the West boundary of said Section 27 for a distance of 691.27 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth and the Southwest one-fourth of the Southwest one-fourth of Section 22, Township 21 South, Range 1 West and the Northwest one-fourth of the Northwest one-fourth and the Northeast one-fourth of the Northwest one-fourth, of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama and contains 84.35 acres.

**TRACT NO. 2 (Highpointe Site East):** Commence at a 1" open top pipe in place being the Northeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 88° 39' 38" East along the North boundary of the Northwest one-fourth of the Northeast one-fourth of said Section 27 for a distance of 230.33 feet to a ½" capped rebar in place; thence proceed South 00° 05' 17" West for a distance of 1013.24 feet; thence proceed South 87° 49' 53" West for a distance of 23.92 feet to a 1" open top pipe in place; thence proceed South 02° 15' 15" East for a distance of 290.48 feet to a 1" open top pipe in place, said point being located on the Northerly right-of-way of Alabama Highway 70; thence proceed North 88° 37' 15" West along the Northerly right-of-way of said road for a distance of 585.16 feet; thence proceed North 03° 51' 19" East for a distance of 25.21 feet; thence proceed Northwesterly along the Northerly right-of-way of said road

and along the curvature of a concave curve right having a delta angle of  $09^{\circ} 51' 12''$  and a radius of 1397.30 feet for a chord bearing and distance of North  $81^{\circ} 09' 47''$  West, 240.0 feet; thence proceed South  $17^{\circ} 56' 52''$  West for a distance of 3.43 feet; thence proceed Northwesterly along the Northerly right-of-way of said road and along the curvature of a concave curve right having a delta angle of  $07^{\circ} 22' 56''$  and a radius of 1402.30 feet for a chord bearing and distance of North  $72^{\circ} 32' 43''$  West, 180.55 feet to its point of intersection with the Easterly right-of-way of Mitchell Road; thence proceed North  $07^{\circ} 34' 14''$  East along the Easterly right-of-way of said road for a distance of 109.64 feet to the P. C. of a concave curve left having a delta angle of  $18^{\circ} 13' 33''$  and a radius of 250.0 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North  $01^{\circ} 32' 33''$  West, 79.19 feet to the P. T. of said curve; thence proceed North  $10^{\circ} 39' 19''$  West along the Easterly right-of-way of said road for a distance of 88.13 feet to the P. C. of a concave curve right having a delta angle of  $36^{\circ} 23' 40''$  and a radius of 175.0 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North  $07^{\circ} 32' 31''$  East, 109.30 feet to the P. T. of said curve; thence proceed North  $25^{\circ} 11' 26''$  East along the Easterly right-of-way of said road for a distance of 180.29 feet to the P. C. of a concave curve left having a delta angle of  $36^{\circ} 51' 25''$  and a radius of 250.0 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North  $04^{\circ} 59' 16''$  East, 158.06 feet to the P. T. of said curve; thence proceed North  $13^{\circ} 28' 01''$  West along the Easterly right-of-way of said road for a distance of 209.13 feet to the P. C. of a concave curve left having a delta angle of  $39^{\circ} 41' 14''$  and a radius of 300.0 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North  $33^{\circ} 18' 38''$  West, 203.67 feet to the P. T. of said curve; thence proceed North  $53^{\circ} 09' 15''$  West along the Easterly right-of-way of said road for a distance of 91.04 feet to a point on the North boundary of the Northeast one-fourth of the Northwest one-fourth of said Section 27 and the North boundary of said Section 27; thence proceed North  $88^{\circ} 46' 02''$  East along the North boundary of said quarter-quarter section for a distance of 348.38 feet to a 4" x 4" concrete monument in place; thence proceed North  $88^{\circ} 50' 50''$  East along the North boundary of said quarter-quarter section for a distance of 225.30 feet to a 2" capped pipe in place; thence proceed North  $89^{\circ} 00' 46''$  East along the North boundary of said quarter-quarter section for a distance of 223.76 feet to a 1" open top pipe in place; thence proceed North  $88^{\circ} 14' 41''$  East along the North boundary of said quarter-quarter section for a distance of 208.64 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth, the Northwest one-fourth of the Northeast one-fourth, the Southwest one-fourth of the Northeast one-fourth and the Southeast one-fourth of the Northwest one-fourth of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama and contains 30.72 acres, less and except tract shown by instrument on record in the Office of the Judge of Probate of Shelby County, Alabama on Instrument 1994-03998, for aggregate total of 30.24 acres.

### **TRACT NO. 3** (Highpointe Site West)

Commence at a railroad rail being the Southwest corner of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North  $00^{\circ} 19' 38''$  West along the West boundary of said Section 22 and along the West boundary of the Southwest one-fourth of the Southwest one-fourth for a



distance of 1318.4 feet to a 1" open top pipe in place, said point also being the Southwest corner of the Northwest one-fourth of the Southwest one-fourth of said Section 22; thence proceed North  $00^{\circ} 19' 38''$  West along the West boundary of said section and along the West boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 660.0 feet (set  $\frac{1}{2}$ " rebar CA-0114-LS); thence proceed North  $88^{\circ} 30' 39''$  East for a distance of 1327.93 feet (set  $\frac{1}{2}$ " rebar CA-0114-LS), said point being located on the East boundary said Northwest one-fourth of the Southwest one-fourth; thence proceed South  $00^{\circ} 43' 17''$  East along the East boundary of said quarter-quarter section for a distance of 666.68 feet to a 2" open top pipe, said point being the Northeast corner of the Southwest one-fourth of the Southwest one-fourth; thence proceed South  $00^{\circ} 43' 17''$  East along the East boundary of said quarter-quarter section for a distance of 861.23 feet to a 1" solid iron in place; thence proceed South  $00^{\circ} 44' 59''$  East along the East boundary of said quarter-quarter section for a distance of 126.45 feet; thence proceed South  $11^{\circ} 53' 47''$  West for a distance of 137.38 feet; thence proceed South  $78^{\circ} 06' 13''$  East for a distance of 30.82 feet to a point on the East boundary of said quarter-quarter section; thence proceed South  $00^{\circ} 44' 59''$  East along the East boundary of said quarter-quarter section for a distance of 183.01 feet to a 2" open top pipe in place being the Southeast corner of the Southwest one-fourth of the Southwest one-fourth; thence proceed North  $88^{\circ} 46' 02''$  East along the North boundary of Section 27, Township 21 South, Range 1 West and along the North boundary of the Northeast one-fourth of the Northwest one-fourth of said Section 27 for a distance of 262.0 feet to a point on the Westerly right-of-way of Mitchell Road; thence proceed South  $37^{\circ} 12' 25''$  East along the Westerly right-of-way of said road for a distance of 41.28 feet; thence proceed South  $53^{\circ} 09' 15''$  East along the Westerly right-of-way of said road for a distance of 100.69 feet to the P. C. of a concave curve right having a delta angle of  $39^{\circ} 41' 14''$  and a radius of 250.0 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South  $33^{\circ} 18' 38''$  East, 169.73 feet to the P. T. of said curve; thence proceed South  $13^{\circ} 28' 01''$  East along the Westerly right-of-way of said road for a distance of 209.13 feet to the P. C. of a concave curve right having a delta angle of  $36^{\circ} 24' 59''$  and a radius of 200.00 feet; thence proceed Southwesterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South  $04^{\circ} 44' 29''$  West, 124.99 feet to the P. T. of said curve; thence proceed South  $25^{\circ} 11' 26''$  West along the Westerly right-of-way of said road for a distance of 180.29 feet to the P. C. of a concave curve left having a delta angle of  $36^{\circ} 23' 40''$  and a radius of 225.0 feet; thence proceed Southwesterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South  $07^{\circ} 32' 31''$  West, 140.53 feet to the P. T. of said curve; thence proceed South  $10^{\circ} 39' 19''$  East along the Westerly right-of-way of said road for a distance of 88.13 feet to the P. C. of a concave curve right having a delta angle of  $18^{\circ} 13' 33''$  and a radius of 200.00 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South  $01^{\circ} 32' 33''$  East, 63.35 feet to the P. T. of said curve; thence proceed South  $07^{\circ} 34' 14''$  West along the Westerly right-of-way of said road for a distance of 97.56 feet to its point of intersection with the Northerly right-of-way of Alabama Highway 70; thence proceed North  $68^{\circ} 51' 15''$  West along the Northerly right-of-way of said highway for a distance of 331.75 feet, said point being the point of beginning. From this beginning point thence proceed North  $21^{\circ} 08' 45''$  East for a distance of 400.00 feet; thence proceed North  $12^{\circ} 14' 54''$  East for a distance of 130.42 feet; thence proceed North  $77^{\circ} 45' 06''$  West for a distance of 97.93 feet; thence proceed North  $12^{\circ} 14' 54''$  East for a distance of 89.24 feet to the P. C. of a concave curve right having a delta angle of  $23^{\circ} 36' 03''$  and a radius of 68.0 feet; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance

of South 76° 15' 33" West, 27.81 feet to the P. T. of said curve; thence proceed South 12° 14' 54" West for a distance of 147.07 feet; thence proceed North 77° 45' 06" West for a distance of 862.09 feet; thence proceed North 73° 27' 55" West for a distance of 55.13 feet; thence proceed North 20° 49' 15" East for a distance of 25.16 feet; thence proceed North 62° 43' 41" West for a distance of 80.62 feet; thence proceed North 53° 53' 42" West for a distance of 143.24 feet; thence proceed South 36° 06' 18" West for a distance of 25.0 feet; thence proceed South 53° 53' 42" East for a distance of 156.51 feet; thence proceed South 05° 28' 07" West for a distance of 453.55 feet to a point on the Northerly right-of-way of said Alabama Highway 70, said point being located on the curvature of a concave curve right having a delta angle of 16° 32' 12" and a radius of 2403.11 feet; thence proceed Southeasterly along the Northerly right-of-way of said highway and along the curvature of said curve for a chord bearing and distance of South 79° 30' 15" East, 691.18 feet to the P. C. of said curve; thence proceed North 18° 44' 30" East along the right-of-way of said highway for a distance of 10.0 feet, said point being the P. C. of a concave curve right having a delta angle of 02° 24' 16" and a radius of 2383.11 feet; ; thence proceed Southeasterly along the Northerly right-of-way of said highway and along the curvature of said curve for a chord bearing and distance of South 70° 03' 22" East, 100.00 feet to the P. T. of said curve; thence proceed South 21° 08' 45" West along the right-of-way of said highway for a distance of 12.13 feet; thence proceed South 68° 51' 15" East along the Northerly right-of-way of said highway for a distance of 210.0 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth and the Northeast one-fourth of the Northwest one-fourth of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama and contains 10.41 acres.

According to my survey this the 29<sup>th</sup> day of March, 2021.

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James M. Ray, Ala. Reg. No. 18383

Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS



## 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 Group  
 Mailing Address 1400 Jack Warner Pkwy NE  
Tuscaloosa, AL 35404

Grantee's Name Highpointe rentals, LLC  
 Mailing Address 120 Bishop Circle  
Pelham, AL 35124

Property Address See Exhibit A Legal Description  
attached to Deed

Date of Sale 04/27/2021Total Purchase Price \$ 687,390

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)

☐ 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 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 4/27/21Print [Signature]Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/25/2021 09:17:37 AM  
 S727.50 CHERRY  
 20210625000309000

*Allen S. Byrd***Form RT-1**