

This instrument was prepared by:  
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STATE OF ALABAMA

SHELBY COUNTY

**STATUTORY WARRANTY DEED CREATING  
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

This Indenture is made and entered into on this 11<sup>th</sup> day of August, 2021, by and between **The Westervelt Company, Inc., a Delaware corporation** (hereinafter "Grantor") and **Tim Garner and Christa Garner** (hereinafter "Grantees").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship, the following described real property located in Shelby County Alabama, to wit:

**Begin at the SE corner of the SW ¼ of the SE ¼ of Section 16, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N90°00'00"W for a distance of 1950.12'; thence N35°15'00"E for a distance of 923.21'; thence S82°16'35"E for a distance of 1444.23'; thence S01°24'58"W for a distance of 560.00' to the POINT OF BEGINNING.**

**Said Parcel containing 26.10 acres, more or less.**

**This conveyance is to include the property and all of Grantor's right, title and interest in and to all easements, rights, and privileges appurtenant thereto and any timber and improvements located thereon. It is specifically understood that Grantor 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; gravel; lignite; ironstone; limestone; dolomitic limestone and minerals of every nature, kind or description whatsoever now or hereafter susceptible to commercial exploitation (collectively "Mineral Resources") in or upon the Property, together with the usual and customary rights of ingress and egress to and from the lands for the purpose of exploring for such Mineral Resources by any and all means and for developing, producing, extracting or removing therefrom by any means now in use or hereafter developed, including by surface and subsurface mining methods all such Mineral Resources, and to store, save transport, treat, process, market or otherwise utilize such Mineral Resources so produced.**

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof.

**TO HAVE AND TO HOLD**, all the singular, the above-mentioned and described premises, together with appurtenances, unto said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the date first set forth above.

**The Westervelt Company, Inc.**  
**a Delaware corporation**

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

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said State of Alabama at Large, hereby certify that **James J. King, Jr.**, whose name 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this 11<sup>th</sup> day of August, 2021.

My commission expires:  
10-16-2023

Preasha J. Smith  
Notary Public in and for the  
State of Alabama at Large





