This instrument was prepared by: Kenneth D. Davis Attorney At Law 700 Towncenter Blvd., Suite 4 Tuscaloosa, AL 35406

STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED CREATING JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

This Indenture is made and entered into on this _____ 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 explotation (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 us 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 cush 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.

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

The Westervelt Company, Inc. a Delaware corporation

James J. King, J

Itsz Vice President

STATE OF ALABAMA

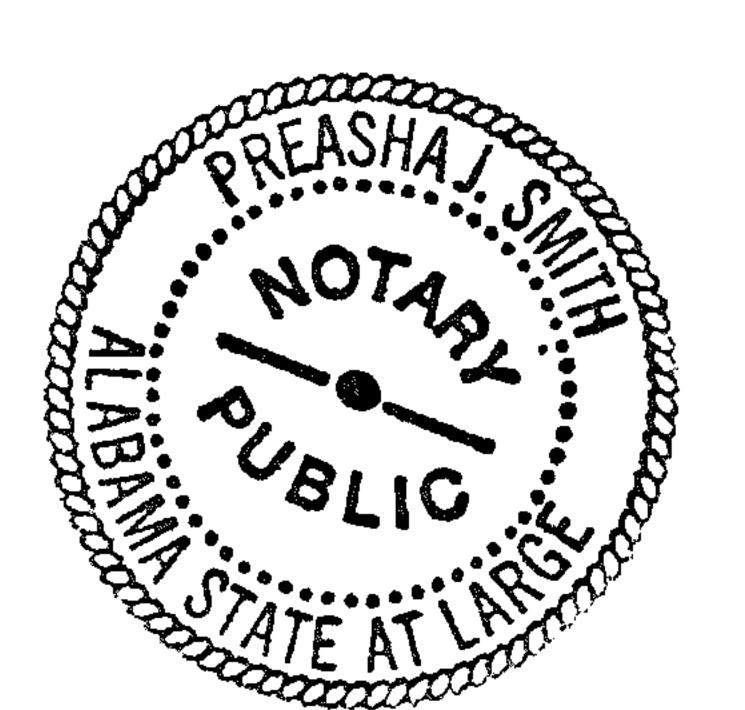
COUNTY OF TUSCALOOSA

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 //th day of August, 2021.

My commission expires:

Notary Public in and for the State of Alabama at Large



Real Estate Sales Validation Form

This	Document must be filed in accor	rdance with Code of Alabama 19	75, Section 40-22-1
Grantor's Name	The Westervelt Company	ny, Inc. Grantee's Name	Tim Garner and Christa Garne
Mailing Address		kwy NE Mailing Address	
	Tuscaloosa, AL 35404	}	Columbiana, AL 35051
		•	······································
Property Address	property in Shelby County	Date of Sale	08/13/2021
		Total Purchase Price	\$ 125,280.00
		or	▲
	 	Actual Value	<u>\$</u>
		or Assessor's Market Value	\$
	or actual value claimed on t		
Bill of Sale	ne) (Recordation of docume	Appraisal	zu)
Sales Contrac	t	Other	
XX Closing Stater			
If the conveyance o	focument presented for reco	rdation contains all of the rec	uired information referenced
_	this form is not required.	ruation contains an or the rec	junca imomiador recoreiros
Orantaria nama an		nstructions	reane conveying interest
	d mailing address - provide their current mailing address.	he name of the person of per	Sous conveying interest
			t to a see the man and
Grantee's name and opposite or property is being	nd mailing address - provide to conveyed.	he name of the person or pe	rsons to whom interest
Property address -	the physical address of the p	property being conveyed, if a	vailable.
Date of Sale - the o	date on which interest to the	property was conveyed.	
-	e - the total amount paid for the instrument offered for re		, both real and personal,
conveyed by the in	property is not being sold, the strument offered for record. To the assessor's current ma	This may be evidenced by an	both real and personal, being appraisal conducted by a
excluding current uresponsibility of val	led and the value must be deserved and the value must be deserved and the property for property taxed Alabama 1975 § 40-22-1 (Alabama 1975 § 40-22-1)	as determined by the local or or purposes will be used and t	
accurate. I further u	of my knowledge and belief and belief and that any false stated in Code of Alabama 197	tements claimed on this form	d in this document is true and may result in the imposition
Date		Print Angie Woods	
Unattested		Sian	
	(verified by)	(Grantor/Grantee	e/Owner/Agent) circle one
			Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/16/2021 03:45:14 PM
\$153.50 CHERRY
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