

20220118000019800
01/18/2022 09:03:08 AM
DEEDS 1/3

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-21-27216

Send Tax Notice To: Frontlines LLC

2827 County Road 331
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Million Five Hundred Seventy One Thousand Four Hundred Dollars and No Cents (\$1,571,400.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Westervelt Company**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Frontlines LLC**, an **Alabama Limited Liability Company**, (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

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$785,700.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of January, 2022.

THE WESTERVELT COMPANY



David W. Donaldson
Vice President & General Manager,
Forest Resources

State of Alabama

County of Tuscaloosa

I, Preasha J. Smith, a Notary Public in and for the said County in said State, hereby certify that David W. Donaldson as Vice President & General Manager, Forest Resources The Westervelt Company, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of January, 2022.



Notary Public, State of Alabama

My Commission Expires: 10-11-2023

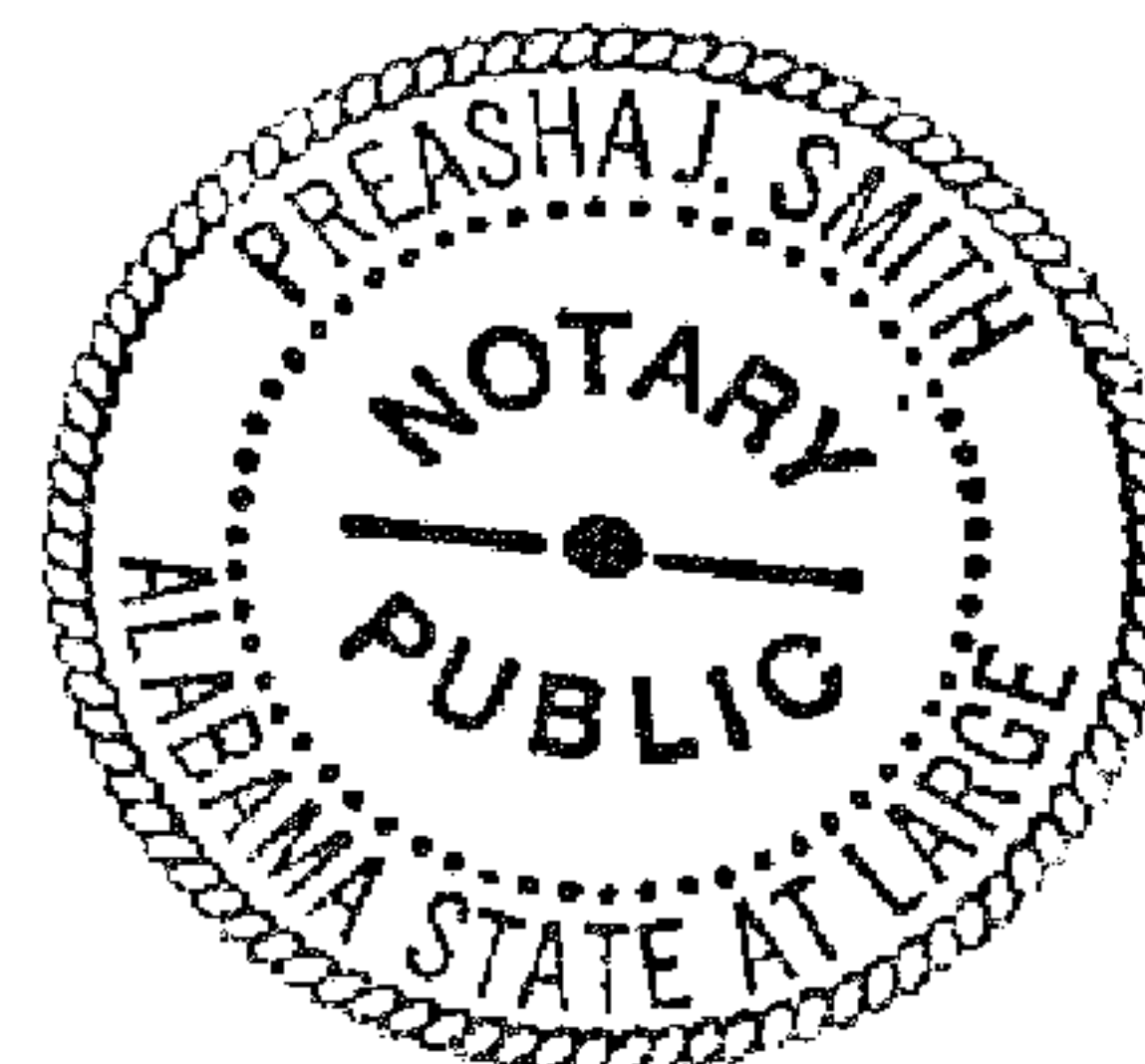


EXHIBIT "A"

Tract A:

Property located in Section 1, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

All that part of the SW 1/4 of NW 1/4, lying East of Shelby County Highway #331;

East 1/2 of NW 1/4;

West 1/2 of NE 1/4;

All that part of the West 1/2 of SE 1/4 lying North of Joinertown Road and East of the centerline Access Road as shown on tax assessors Map;

All the N 1/2 of SW 1/4, lying North of property previously conveyed to Round Too Investments, LLC, by Instrument #20210312000123530, and North of property previously conveyed to Gallant Lake, LLC, by Instrument

#20210312000123560.

All E 1/2 of SW 1/4, lying East of the centerline of Access Road as shown on tax assessors map and east of Instrument #20210312000123530 and Instrument #20210321000123560.

Tract B:

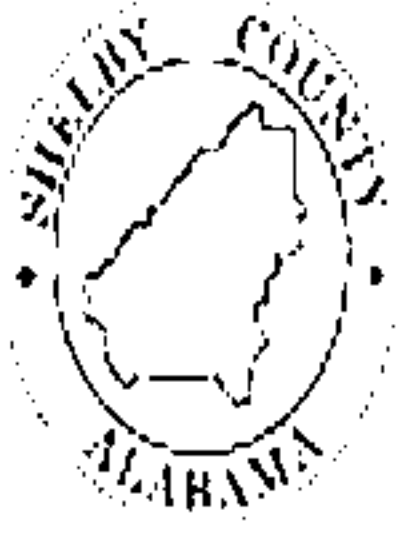
East 1/2 of NE 1/4; and all that part of the E 1/2 of SE 1/4, lying North of Joinertown Road, in Section 1, Township 21 South, Range 2 West, Shelby County, Alabama. LESS AND EXCEPT any part lying in the E 1/2 of SE 1/4 of SE 1/4, of said Section 1, Township 21 South, Range 2 West.

Also:

A 50' Ingress/Egress and Utility Easement lying parallel to and 25' either side of the following described centerline which lies down the approximate center of a dirt logging road:

Commence at the SE corner of the NW 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama, said point also being the SE Corner of Lot 1A of a Resurvey of Lot 1 of Strong Ridge as recorded in Map Book 28, Page 21, in the Office of the Judge of Probate of Shelby County, Alabama; thence N88°55'37"W, a distance of 1,033.58'; thence N51°00'54"W, a distance of 36.55' to the point of curve of a non tangent curve to the right, of which the radius point lies N38°51'40"E, a radial distance of 280.00'; thence northwesterly along the arc, through a central angle of 00°54'12", a distance of 4.41' to the end of the curve, said point being the POINT OF BEGINNING OF SAID CENTERLINE; thence S88°55'37"E, a distance of 670.57'; thence N63°46'24" E, a distance of 127.02'; thence N70°06'08"E, a distance of 155.95'; thence N43°14'22" E, a distance of 58.69'; thence N58°25'10"E, a distance of 49.88'; thence N71°47'00"E, a distance of 42.86'; thence N55°01'59"E, a distance of 15.95' to the POINT OF ENDING OF SAID CENTERLINE.

Seller hereby reserves from the sale of the Property for itself and its successors and assigns, all interest in rights of way, privileges, benefits, access, parking, surface water drainage, utility and other easements, restrictions and appurtenances thereunto belonging or benefitting, but reserving 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").



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/18/2022 09:03:08 AM
\$814.00 CHERRY
20220118000019800

Miss S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Westervelt Co.
Mailing Address 1400 Jack Warner
Parkway NE
Tuscaloosa AL 35404

Grantee's Name Frontlines LLC
Mailing Address 2827 Co Rd 381
Columbiana AL
35051

Property Address vacant
Hwy 331
Columbiana AL

Date of Sale 1-14-2022
Total Purchase Price \$ 1,571,400.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 _____

Print Mike T. Atchison

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1