

20220118000021030
01/18/2022 01:25:21 PM
DEEDS 1/3

This Instrument was Prepared by:

Send Tax Notice To: Walker Family Holdings, Ltd.

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-21-27900

6969 Gadsden Hwy North
Tusssville, AL 35173

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR**

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Forty Thousand Four Dollars and No Cents (\$240,004.00), 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 Walker Family Holdings, Ltd., (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

\$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 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..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

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 13th day of January, 2022.

THE WESTERVELT COMPANY



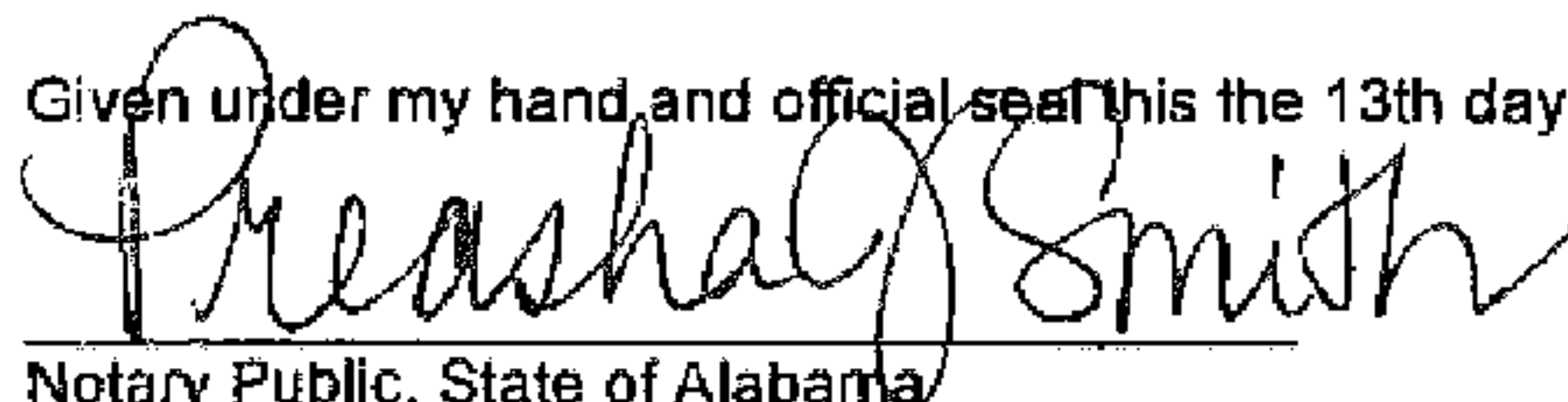
David W. Donaldson
Vice President & General Manager,
Forest Resources

State of Alabama

County of Tuscaloosa

I, Preasha J. Smith, a Notary Public in and for said County in said State, hereby certify that David W. Donaldson as Vice President & General Manager, Forest Resources 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 13th day of January, 2022.



Notary Public, State of Alabama

My Commission Expires: 10/16/2023

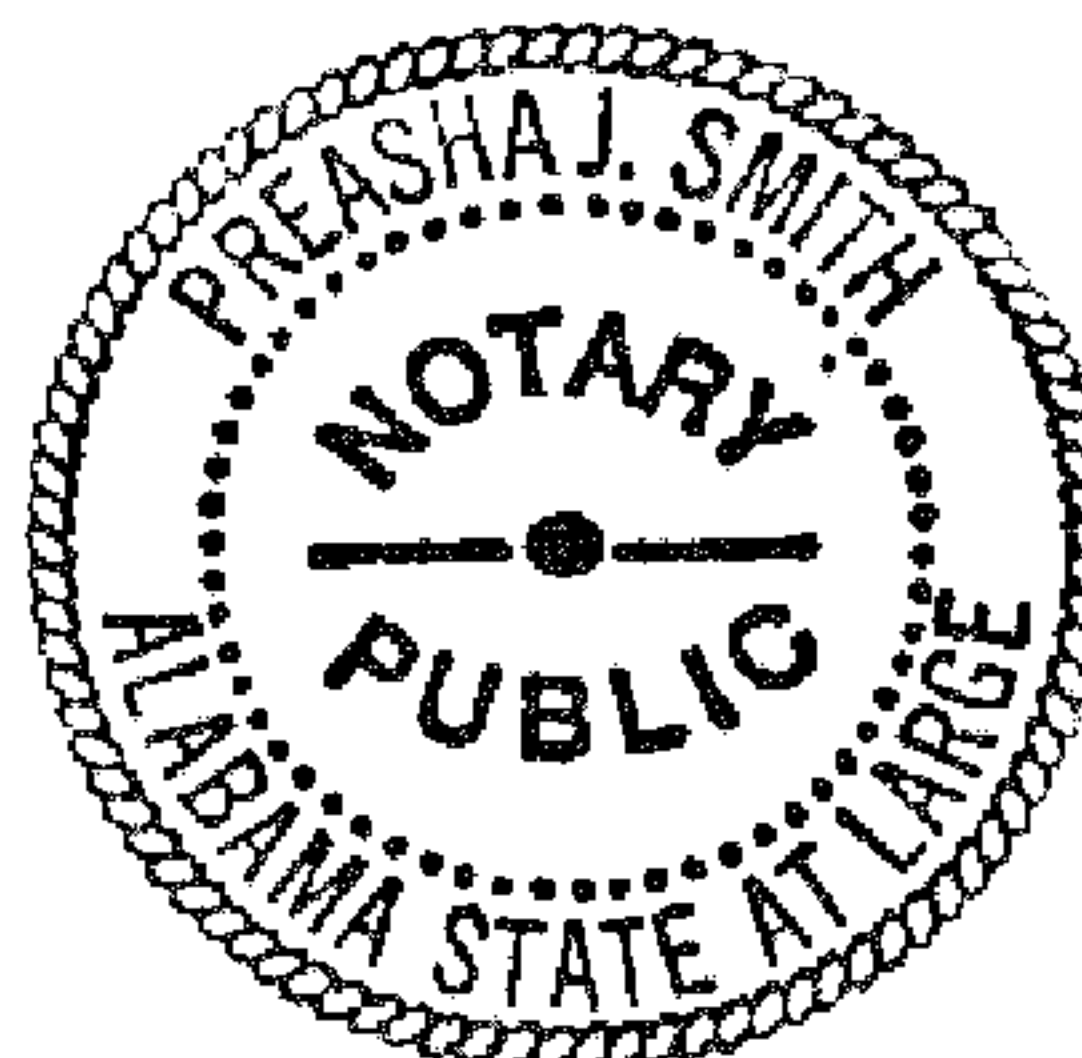


EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the NW 1/4 of the SE 1/4, lying North and East of Big Creek; and all that part of the SE 1/4 of the NW 1/4 lying North of Big Creek; all that part of the W 1/2 of the SE 1/4 of the NE 1/4 lying South of County Road #28; that part of the W 1/2 of the NE 1/4 lying North and East of Big Creek and South and West of County Road #26; and that part of the NE 1/4 of the SE 1/4 lying North of Big Creek, Section 19, Township 21 South, Range 1 West, Shelby County, Alabama.

Seller hereby reserves from the sale of the above described property for itself and its successors and assigns, a fifty percent (50%) interest in oil, gas, and other liquid or gaseous hydrocarbons including, without limitations, 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 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.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>The Westervelt Company</u>	Grantee's Name	<u>Walker Family Holdings, Ltd.</u>
Mailing Address	<u>1400 Jack Warner Parkway NE</u> <u>Decatur, AL 35604</u>	Mailing Address	<u>6969 Gadsden Hwy North</u> <u>Tombville, AL 35673</u>
Property Address	<u>0 Hwy 26</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>January 13, 2022</u>
		Total Purchase Price	<u>\$240,004.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 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 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 January 12, 2022

Print The Westervelt Company

Unattested

Sign J. Bay Cole

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/18/2022 01:25:21 PM
\$268.50 JOANN
20220118000021030

Form RT-1



Allen S. Bay