

20220321000115320  
03/21/2022 02:08:07 PM  
DEEDS 1/3

This Instrument was Prepared by:

Send Tax Notice To: Cory Rath

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

1243 Hughes Rd  
Columbiana, AL 35051

**CORPORATION STATUTORY  
WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Sixty Nine Thousand Five Hundred Dollars and No Cents (\$269,500.00)**, 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 **Cory Rath**, (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

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$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 Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its V-P, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of March, 2022.

THE WESTERVELT COMPANY



By: David W. Donaldson

As: Vice President & General Manager, Forest Resources

State of Alabama

County of Tuscaloosa

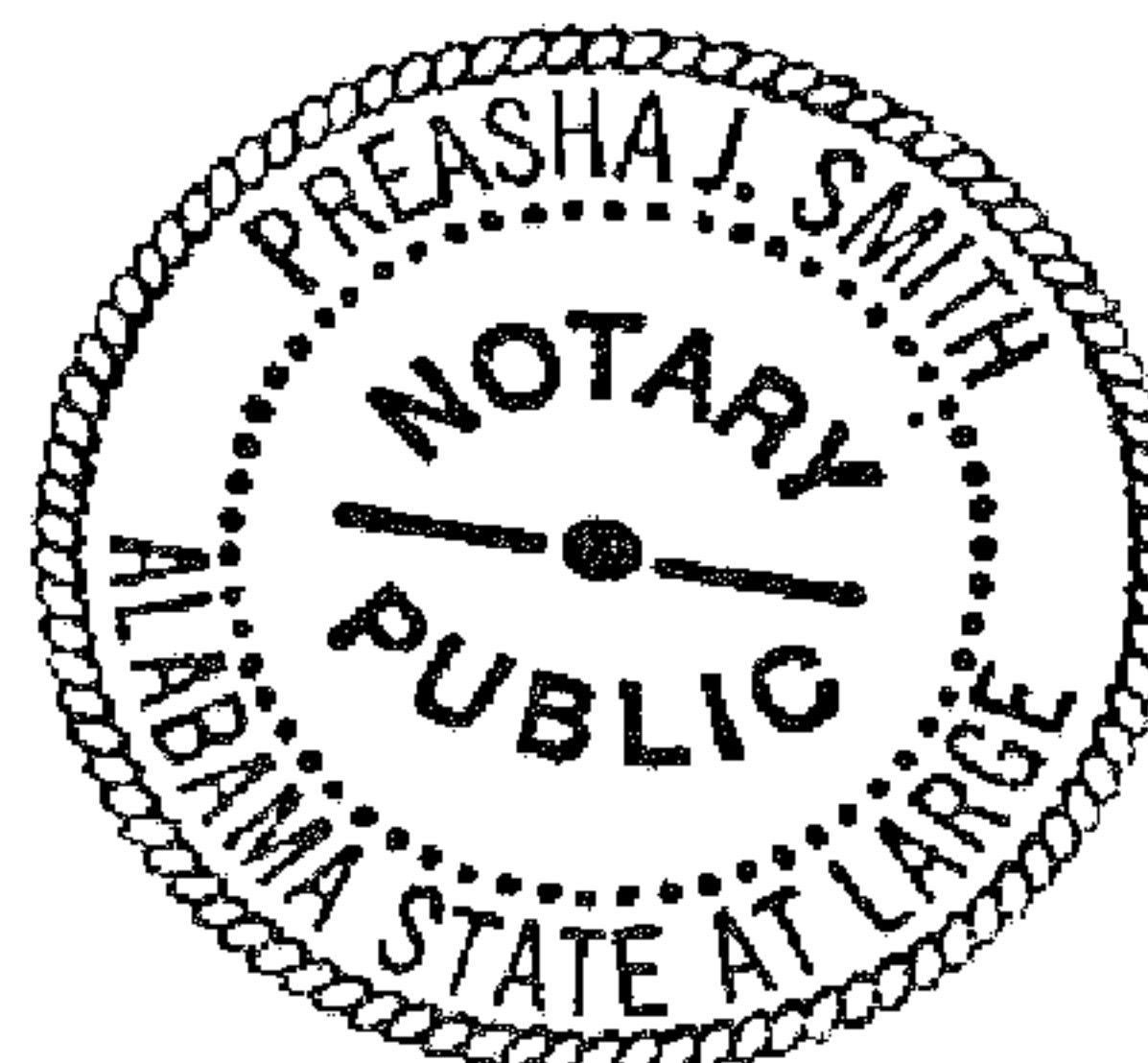
I, Preasha J. Smith

, 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 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 21st day of March, 2022.

  
Notary Public, State of Alabama

My Commission Expires: 10/16/2023



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the NE 1/4 of Section 25, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

**Begin** at a 1" Angle Iron accepted to mark the SE Corner of the NE Quarter of Section 25, Township 20 South, Range 1 West; thence run S 00°15'55" E for a distance of 665.62 feet along said Section line to a rebar found; thence run S 00°10'03" E for a distance of 670.35 feet along said Section line to an iron pipe found; thence run N 88°51'55" W for a distance of 685.69 feet a rebar & cap found; thence run N 88°51'55" W for a distance of 1382.92 feet to a set rebar & cap said rebar lying 30 feet from the centerline of an existing access road; thence run along the property line located 30' East of the centerline of an existing access road the following non-monumented points:

N 02°29'02" E for a distance of 64.76 feet; N 53°28'25" E for a distance of 58.02 feet; N 65°34'01" E for a distance of 150.67 feet; N 65°11'32" E for a distance of 76.46 feet; N 70°32'22" E for a distance of 153.63 feet; N 59°00'01" E for a distance of 158.17 feet; N 51°58'02" E for a distance of 155.35 feet; N 61°41'37" E for a distance of 70.18 feet; N 71°51'43" E for a distance of 154.03 feet; N 66°57'43" E for a distance of 86.23 feet; N 32°04'47" E for a distance of 96.88 feet; N 01°10'09" W for a distance of 232.59 feet; N 22°02'55" E for a distance of 59.18 feet; N 58°50'56" E for a distance of 62.10 feet; N 79°23'14" E for a distance of 70.07 feet; N 81°06'20" E for a distance of 155.90 feet; N 70°19'37" E for a distance of 87.04 feet; N 43°22'49" E for a distance of 91.74 feet; N 17°57'53" E for a distance of 86.46 feet; N 10°04'11" E for a distance of 153.71 feet; N 07°23'13" E for a distance of 79.03 feet; N 02°12'46" W for a distance of 103.56 feet; N 12°02'08" W for a distance of 149.54 feet; N 13°22'01" E for a distance of 64.00 feet; N 29°23'59" E for a distance of 148.57 feet; N 22°22'49" E for a distance of 155.00 feet; N 20°00'05" E for a distance of 76.35 feet; N 19°22'18" E for a distance of 211.13 feet to a set rebar located on the South Right-of-way Margin of Sycamore Road (a 40 ft Right-of-way);

Thence run N 66°24'57" E (Chord) along the South Right-of-way Margin of Sycamore Road for a Chord distance of 382.68 feet to a set rebar, said rebar lying on the intersection of the Right-of-way and the East boundary of Section 25; thence run S 00°11'08" E for a distance of 433.16 feet to an iron pipe found, said point lying on the East Boundary of Section 25; thence run S 00°17'35" E for a distance of 664.17 feet along said Section line to the **POINT OF BEGINNING**.

Seller 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 limitations, coal seam gas, coal; sand; gravel; lignite; ironstone; limestone; dolomitic limestone and minerals of every kind or description whatsoever now or hereafter susceptible to commercial exploitation in or upon the property.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/21/2022 02:08:07 PM  
\$297.50 BRITTANI  
20220321000115320

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*Allen S. Beyl*

### 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  
Mailing Address 1400 Jack Warner  
Parkway NE  
Tuscaloosa AL 35404

Grantee's Name Cory Rath  
Mailing Address 1243 Hughes Rd  
Columbiana AL  
35051

Property Address vacant  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 3-21-2022  
Total Purchase Price \$ 269,500.00

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 \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1