


This instrument prepared by:
Ray F. Robbins, III
The Westervelt Company, Inc.
P. O. Box 48999
Tuscaloosa, AL 35404-8999


20220527000215930 1/10 \$249.00
Shelby Cnty Judge of Probate, AL
05/27/2022 09:42:14 AM FILED/CERT

SOURCE OF TITLE:
Deed Book 111, Page 379
Deed Book 101, Page 452
Deed Book 201, Page 374

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, **The Westervelt Company**, a Delaware corporation (the "Grantor"), does grant, bargain, sell and convey unto **Westervelt Realty, Inc.**, an Alabama corporation (the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein.


TO HAVE AND TO HOLD, the aforementioned real estate to the Grantee, its successors and assigns forever.

Except for the matters set forth on Exhibit "B" hereto, the Grantor hereby covenant and agree with Grantee, its successors and assigns, that the Grantor their successors and assigns, will warrant and defend the aforementioned real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

(Signature and acknowledgement on following page)

Shelby County, AL 05/27/2022
State of Alabama
Deed Tax: \$200.00

EXHIBIT "A"
Legal Description


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Parcel 1

A parcel of land situated in the NE 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

COMMENCING at a Concrete Monument accepted to mark the NE Corner of Section 13, Township 21 South, Range 2 West; thence run S 01°19'23" E for a distance of 1979.86 feet along the Eastern line of Section 13 to a set rebar & cap; thence run N 89°19'21" W for a distance of 655.11 feet to a set rebar and cap, which is the **POINT OF BEGINNING**, said rebar lying at the centerline of a 60' access and utility easement, thence run N 89°19'21" W for a distance of 1945.77 feet to a set rebar and cap, said rebar lying 25' East of the centerline of an existing un-named access road, thence run along a 25' offset of the existing un-named access road along the following non-monumented points;

Thence run N 23°36'04" E for a distance of 91.83 feet; thence run N 21°36'29" E for a distance of 312.22 feet; thence run N 10°12'01" E for a distance of 67.61 feet; thence run N 01°10'51" E for a distance of 52.02 feet; to a set rebar and cap, said rebar lying at the intersection of the Northern boundary of the tract and the 25' offset from the existing un-named access road.

Thence run S 89°19'21" E for a distance of 1884.75 feet to a set rebar, said rebar lying at the centerline of a 60' access and utility easement, thence run along the centerline of said access and utility easement to the following non-monumented points;

Thence run S 11°32'57" E for a distance of 42.68 feet; thence run S 01°32'55" W for a distance of 41.03 feet; thence run S 09°28'22" W for a distance of 45.56 feet; thence run S 11°41'42" W for a distance of 55.22 feet; thence run S 15°36'59" W for a distance of 53.81 feet; thence run S 18°03'19" W for a distance of 57.59 feet; thence run S 15°33'14" W for a distance of 131.25 feet; thence run S 17°35'27" W for a distance of 82.69 feet to a set rebar, said rebar being the **POINT OF BEGINNING**.

The described parcel contains 21.8 acres, more or less. LESS and EXCEPT all easements.

Parcel 2

A parcel of land situated in the NE 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

COMMENCING at a Concrete Monument accepted to mark the NE Corner of Section 13, Township 21 South, Range 2 West; thence run S 01°19'23" E for a distance of 933.44 feet along the Eastern line of Section 13 to a set rebar & cap; thence run N 89°19'21" W for a distance of 1033.61 feet to a set rebar and cap, which is the **POINT OF BEGINNING**, said rebar lying at the centerline of a 60' access and utility easement, thence run along the centerline of said access and utility easement to the following non-monumented points;

Thence run S 23°52'02" E for a distance of 53.90 feet; thence run S 35°18'16" E for a distance of 50.52 feet; thence run S 43°25'03" E for a distance of 50.10 feet; thence run S 50°26'11" E for a distance of 151.72 feet; thence run S 49°30'58" E for a distance of

153.34 feet; thence run S 44°30'49" E for a distance of 150.82 feet; thence run S 38°53'54" E for a distance of 51.18 feet; thence run S 34°31'45" E for a distance of 53.28 feet; thence run S 24°34'34" E for a distance of 46.78 feet to a set rebar and cap, said rebar lying at the intersection of the Southern boundary of the tract and the access/utility easement;

Thence run N 89°19'21" W for a distance of 1884.75 feet; to a set rebar and cap, said rebar lying 25' East of the centerline of an existing un-named access road, thence run along a 25' offset of the existing un-named access road along the following non-monumented points;

Thence run N 01°10'51" E for a distance of 69.23 feet; thence run N 07°11'09" E for a distance of 143.59 feet; thence run N 26°10'02" E for a distance of 152.36 feet; thence run N 06°08'02" W for a distance of 163.26 feet; thence run N 38°22'06" W for a distance of 50.67 feet to a set rebar and cap, said rebar lying at the intersection of the Northern boundary of the tract and the 25' offset from the existing un-named access road.

Thence run S 89°19'21" E for a distance of 1340.47 feet to a set rebar, said rebar being the **POINT OF BEGINNING**.

The described parcel contains 20.2 acres, more or less. LESS and EXCEPT all easements.

Parcel 3

A parcel of land situated in the NE 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

COMMENCING at a Concrete Monument accepted to mark the NE Corner of Section 13, Township 21 South, Range 2 West; thence run N 88°50'10" W for a distance of 1194.49 feet along the Northern line of Section 13 to a set rebar & cap which is the **POINT OF BEGINNING**, said rebar lying at the centerline of a 60' access and utility easement, thence run along the centerline of said access and utility easement to the following non-monumented points;

Thence run S 03°11'50" E for a distance of 62.02 feet; thence run S 02°31'32" W for a distance of 152.88 feet; thence run S 00°43'20" E for a distance of 102.33 feet; thence run S 07°52'39" E for a distance of 102.40 feet; thence run S 14°32'37" E for a distance of 101.44 feet; thence run S 18°39'35" E for a distance of 452.42 feet; to a set rebar and cap, said rebar lying at the intersection of the Southern boundary of the tract and the access/utility easement;

Thence run N 89°19'21" W for a distance of 1340.47 feet to a set rebar and cap, said rebar lying 25' East of the centerline of an existing un-named access road, thence run along a 25' offset of the existing un-named access road along the following non-monumented points;

Thence run N 38°22'06" W for a distance of 120.05 feet; thence run N 27°29'46" W for a distance of 42.74 feet; thence run N 05°01'54" W for a distance of 93.51 feet; thence run N 10°05'26" E for a distance of 45.25 feet; thence run N 21°24'51" E for a distance of 45.37 feet; thence run N 35°34'20" E for a distance of 141.85 feet; thence run N 65°18'26" E for a distance of 147.78 feet; thence run N 57°42'27" E for a distance of 97.42 feet; thence run N 79°16'12" E for a distance of 148.47 feet; thence run N



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60°14'28" E for a distance of 136.31 feet; thence run N 14°56'41" E for a distance of 63.81 feet; thence run N 00°06'39" W for a distance of 152.20 feet; thence run N 14°30'02" E for a distance of 45.45 feet; thence run N 26°46'21" E for a distance of 53.44 feet to a set rebar and cap, said rebar lying at the intersection of the Northern boundary of the tract and the 25' offset from the existing un-named access road.

Thence run S 88°50'10" E along the Northern line of Section 13 for a distance of 621.24 feet to a set rebar, said rebar being the **POINT OF BEGINNING**.

The described parcel contains 22.2 acres, more or less. LESS and EXCEPT all easements.

Parcel 4

A parcel of land situated in the NE 1/4 of Section 13, Township 21 South, Range 2 West, and the NW 1/4 of Section 18, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

BEGINNING at a Concrete Monument accepted to mark the NE Corner of Section 13, Township 21 South, Range 2 West; thence run S 06°05'43" E for a distance of 939.43 feet to a set rebar and cap; thence run N 89°19'21" W for a distance of 78.20 feet to a set rebar and cap; thence run N 89°19'21" W for a distance of 1033.61 feet to a set rebar and cap, said rebar lying at the centerline of a 60' access and utility easement, thence run along the centerline of said access and utility easement to the following non-monumented points;

Thence run N 18°39'35" W for a distance of 452.42 feet; thence run N 14°32'37" W for a distance of 101.44 feet; thence run N 07°52'39" W for a distance of 102.40 feet; thence run N 00°43'20" W for a distance of 102.33 feet; thence run N 02°31'32" E for a distance of 152.88 feet; thence run N 03°11'50" W for a distance of 62.02 feet to a set rebar and cap, said rebar lying at the intersection of the Northern boundary of the tract and the access/utility easement, said point lying on the Northern line of Section 13.

Thence run S 88°50'10" E for a distance of 1194.49 feet along the Northern line of Section 13 to a concrete monument found, said concrete monument being the **POINT OF BEGINNING**.

The described parcel contains 25.6 acres, more or less. LESS and EXCEPT all easements.

Parcel 5

A parcel of land situated in the NE 1/4 of Section 13, Township 21 South, Range 2 West, and the NW 1/4 of Section 18, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

COMMENCING at a Concrete Monument accepted to mark the NE Corner of Section 13, Township 21 South, Range 2 West; thence run S 01°19'23" E for a distance of 933.44 feet along East line of Section 13 to a set rebar & cap which is the **POINT OF BEGINNING**.

Thence run S 89°19'21" E for a distance of 78.20 feet to a set rebar and cap; thence run S 48°57'37" E for a distance of 268.80 feet to a set rebar and cap; thence run S 45°12'55" W for a distance of 102.40 feet to a set rebar and cap; thence run S 12°25'53" E for a distance of 253.66 feet to a point not monumented; thence run S 57°41'53" E for a distance of 126.66 feet to a set rebar and cap; thence run S 28°19'32" E for a distance of 167.62 feet to point not monumented; thence run S

30°44'24" W for a distance of 172.92 feet to a point not monumented; thence run S 38°22'58" E for a distance of 151.00 feet to a set rebar and cap; thence run S 29°47'45" E for a distance of 83.22 feet to a set rebar and cap; thence run N 89°19'21" W for a distance of 472.05 feet to a set rebar and cap; thence run N 89°19'21" W for a distance of 655.11 feet to a set rebar and cap, said rebar lying at the centerline of a 60' access and utility easement, thence run along the centerline of said access and utility easement to the following non-monumented points;

Thence run N 17°35'27" E for a distance of 82.69 feet; thence run N 15°33'14" E for a distance of 131.25 feet; thence run N 18°03'19" E for a distance of 57.59 feet; thence run N 15°36'59" E for a distance of 53.81 feet; thence run N 11°41'42" E for a distance of 55.22 feet; thence run N 09°28'22" E for a distance of 45.56 feet; thence run N 01°32'55" E for a distance of 41.03 feet; thence run N 11°32'57" W for a distance of 42.68 feet; thence run N 24°34'34" W for a distance of 46.78 feet; thence run N 34°31'45" W for a distance of 53.28 feet; thence run N 38°53'54" W for a distance of 51.18 feet; thence run N 44°30'49" W for a distance of 150.82 feet; thence run N 49°30'58" W for a distance of 153.34 feet; thence run N 50°26'11" W for a distance of 151.72 feet; thence run N 43°25'03" W for a distance of 50.10 feet; thence run N 35°18'16" W for a distance of 50.52 feet; thence run N 23°52'02" W for a distance of 53.90 feet to a set rebar and cap, said rebar lying at the intersection of the Northern boundary of the tract and the access/utility easement;

Thence run S 89°19'21" E for a distance of 1033.61 feet to a set rebar, said rebar being the **POINT OF BEGINNING**.

The described parcel contains 23.8 acres, more or less. LESS and EXCEPT all easements.

Parcel 6

A parcel of land situated in the E 1/2 of Section 13, Township 21 South, Range 2 West, and the W 1/2 of Section 18, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

COMMENCING at a Concrete Monument accepted to mark the NE Corner of Section 13, Township 21 South, Range 2 West; thence run S 01°19'23" E for a distance of 1979.86 feet along East line of Section 13 to a set rebar & cap which is the **POINT OF BEGINNING**.

Thence run S 89°19'21" E for a distance of 472.05 feet to a set rebar and cap; thence run S 29°47'45" E for a distance of 204.47 feet to a point not monumented; thence run S 52°12'29" W for a distance of 120.70 feet to a set rebar and cap; thence run S 01°39'53" E for a distance of 305.19 feet to a set rebar and cap; thence run S 32°35'04" E for a distance of 181.49 feet to a set rebar and cap; thence run N 89°19'21" W for a distance of 568.52 feet to a set rebar and cap; thence run N 89°19'21" W for a distance of 971.24 feet to a set rebar and cap, said rebar lying at the centerline of a 60' access and utility easement, thence run along the centerline of said access and utility easement to the following non-monumented points;

Thence run N 38°27'07" E for a distance of 38.95 feet; thence run N 34°34'20" E for a distance of 66.38 feet; thence run N 30°04'17" E for a distance of 53.54 feet; thence run N 24°00'21" E for a distance of 37.52 feet; thence run N 16°52'14" E for a distance of 69.06 feet; thence run N 15°52'45" E for a distance of 106.30 feet; thence run N 18°17'42" E for a distance of 65.53 feet; thence run N 22°46'57" E for a distance of



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277.45 feet; thence run N 19°52'01" E for a distance of 55.70 feet to a set rebar and cap, said rebar lying at the intersection of the Northern boundary of the tract and the access/utility easement;

Thence run S 89°19'21" E for a distance of 655.11 feet to a set rebar, said rebar being the **POINT OF BEGINNING**.

The described parcel contains 21.1 acres, more or less. LESS and EXCEPT all easements.

Parcel 7

A parcel of land situated in the SE 1/4 of Section 13, Township 21 South, Range 2 West, and the SW 1/4 of Section 18, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

COMMENCING at a Concrete Monument accepted to mark the NE Corner of Section 13, Township 21 South, Range 2 West; thence run S 01°19'23" E for a distance of 2688.29 feet along East line of Section 13 to a set rebar & cap which is the **POINT OF BEGINNING**.

Thence run S 89°19'21" E for a distance of 568.52 feet to a set rebar and cap; thence run S 32°35'04" E for a distance of 13.14 feet to a set rebar and cap; thence run S 23°23'56" W for a distance of 179.69 feet to a point not monumented; thence run S 42°35'15" E for a distance of 195.28 feet to a point not monumented; thence run S 45°43'01" W for a distance of 127.00 feet to a set rebar and cap; thence run S 11°24'15" E for a distance of 186.97 feet to a set rebar and cap; thence run N 89°27'40" W for a distance of 568.72 feet to a set rebar and cap; thence run N 89°27'40" W for a distance of 1293.17 feet to a set rebar and cap, said rebar lying at the centerline of a 60' access and utility easement, thence run along the centerline of said access and utility easement to the following non-monumented points;

Thence run N 09°15'13" E for a distance of 107.35 feet; thence run N 08°17'36" E for a distance of 105.67 feet; thence run N 12°43'58" E for a distance of 59.79 feet; thence run N 17°47'34" E for a distance of 41.89 feet; thence run N 25°14'51" E for a distance of 56.52 feet; thence run N 35°17'34" E for a distance of 55.84 feet; thence run N 47°26'26" E for a distance of 75.79 feet; thence run N 49°04'00" E for a distance of 85.37 feet; thence run N 42°26'12" E for a distance of 108.08 feet to a set rebar and cap, said rebar lying at the intersection of the Northern boundary of the tract and the access/utility easement;

Thence run S 89°19'21" E for a distance of 971.24 feet to a set rebar, said rebar being the **POINT OF BEGINNING**.

The described parcel contains 23.8 acres, more or less. LESS and EXCEPT all easements.

Parcel 8

A parcel of land situated in the SE 1/4 of Section 13, Township 21 South, Range 2 West, and the SW 1/4 of Section 18, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

COMMENCING at a Concrete Monument accepted to mark the NE Corner of Section 13, Township 21 South, Range 2 West; thence run S 01°19'23" E for a distance of 3281.52 feet along East line of Section 13 to a set rebar & cap which is the **POINT OF BEGINNING**.

Thence run S 89°27'40" E for a distance of 568.72 feet to a set rebar and cap; thence run S 69°39'51" W for a distance of 200.68 feet to a set rebar and cap; thence run S 21°30'04" W for a distance of 110.41 feet to a set rebar & cap; thence run S 37°05'22" E for a distance of 205.83 feet to a set rebar and cap; thence run S 48°14'42" W for a distance of 78.81 feet set rebar and cap; thence run S 01°41'21" E for a distance of 261.96 feet to a set rebar and cap; thence run S 87°50'29" W for a distance of 131.53 feet to a rebar found; thence run S 87°48'09" W for a distance of 266.36 feet to a concrete monument found; thence run N 89°56'29" W for a distance of 273.88 feet to a rebar and cap found; thence run S 89°12'39" W for a distance of 258.43 feet to an iron pipe found; thence run N 88°30'31" W for a distance of 142.82 feet to an iron pipe found; thence run N 89°57'10" W for a distance of 49.64 feet to an iron pipe found; thence run S 89°59'11" W for a distance of 609.73 feet to a set rebar and cap; thence run S 01°46'03" E for a distance of 307.88 feet to a set rebar and cap, said rebar lying on the Northern right-of-way margin of Shelby County Road 26 (80' Right-of-way); thence run S 80°59'54" W along said Northern right-of-way margin for a distance of 177.93 feet to a concrete monument found, said monument lying on the Northern right-of-way margin; thence run N 00°18'25" W for a distance of 335.80 feet to an axle found; thence run N 30°56'31" E for a distance of 108.44 feet to a set rebar and cap, said rebar lying at the centerline of a 60' access and utility easement, thence run along the centerline of said access and utility easement to the following non-monumented points;

Thence run N 03°48'50" W for a distance of 40.02 feet; thence run N 00°30'49" W for a distance of 36.03 feet; thence run N 06°00'33" E for a distance of 65.03 feet; thence run N 11°50'47" E for a distance of 46.40 feet; thence run N 16°54'28" E for a distance of 198.85 feet; thence run N 18°57'47" E for a distance of 115.28 feet; thence run N 17°24'58" E for a distance of 63.95 feet; thence run N 13°15'50" E for a distance of 44.94 feet to a set rebar and cap, said rebar lying at the intersection of the Northern boundary of the tract and the access/utility easement;

Thence run S 89°27'40" E for a distance of 1293.17 feet to a set rebar, said rebar being the **POINT OF BEGINNING**.

The described parcel contains 29.1 acres, more or less. LESS and EXCEPT all easements.




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EXHIBIT "B"

Restrictions

1. The lien of taxes and assessments for the year October 1, 2021 through September 30, 2022, not yet due and payable and for subsequent years;
2. Mineral and mining rights owned by the Grantor;



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IN WITNESS WHEREOF, the said Grantor has hereunto set its signature by Ray F. Robbins, III, its Vice President, who is duly authorized on this the 19th day of May, 2022.

The Westervelt Company

By: [Signature]
Ray F. Robbins, III
Its: Vice President

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Ray F. Robbins, III, whose name as Vice President of The Westervelt Company, is signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he, and with full authority, executed the same voluntarily for and as the act of said corporation.

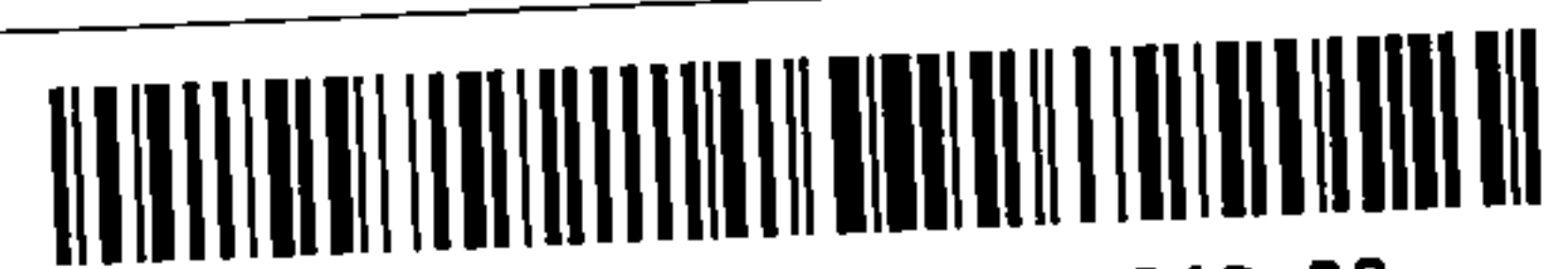
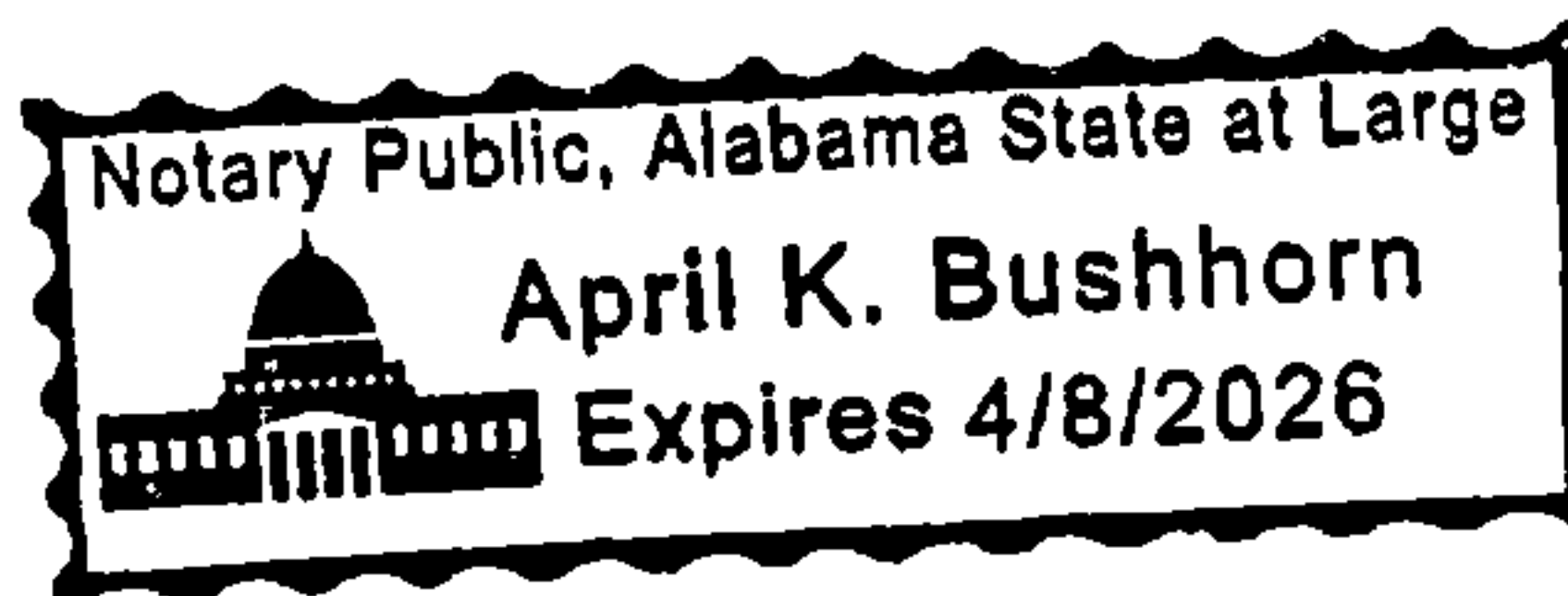
Given under my hand and official seal this 19th day of May, 2022.

[Signature]

Notary Public

My Commission Expires: 04/08/2026

Grantee's Address:
P.O. Box 48999
Tuscaloosa, AL 35404-8999



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Real Estate Sales Validation Form

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

Grantor's Name The Westervelt Company
Mailing Address PO Box 48999
Tuscaloosa, AL 35404

Grantee's Name Westervelt Realty, Inc.
Mailing Address PO Box 48999
Tuscaloosa, AL 35404

Property Address Vacant - no address

Date of Sale May 19, 2022

Total Purchase Price \$ Internal Transfer

or

Actual Value \$ 200,000

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.

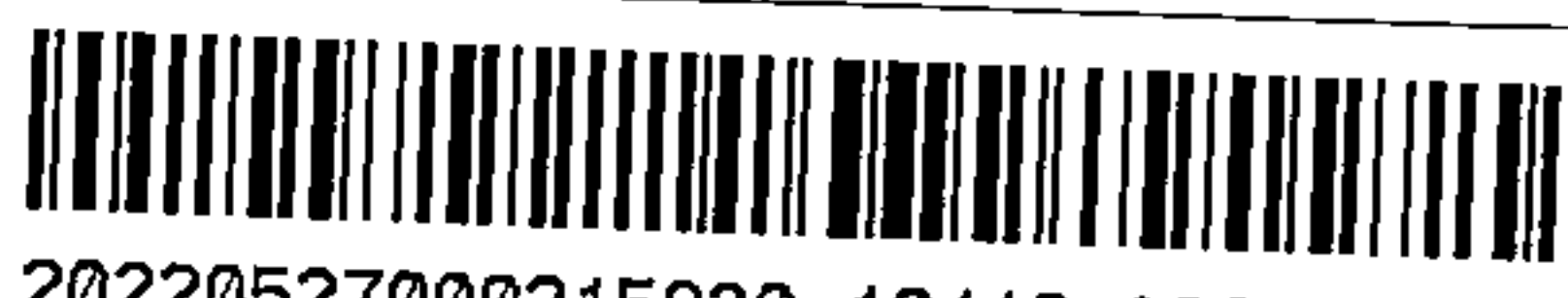
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 May 19, 2022


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Print Ray F. Robbins, III

Sign



(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

April Bushhorn

Form RT-1