

This Instrument was Prepared by:

Send Tax Notice To: Frontlines, LLC  
AL

Mike T. Atchison, Attorney at Law  
101 West College Street  
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 **Six Hundred Nineteen Thousand Six Hundred Fifty Dollars and No Cents (\$619,650.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **The Westervelt Company, a Delaware corporation, whose mailing address is P.O. Box 48999, Tuscaloosa, AL 35404** (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 **Frontlines, LLC, an Alabama Limited Liability Company, whose mailing address is AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 0 Joinertown Rd., Columbiana, AL 35051**; 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.


**\$309,825.00** 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 , , who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of August, 2022.

THE WESTERVELT COMPANY

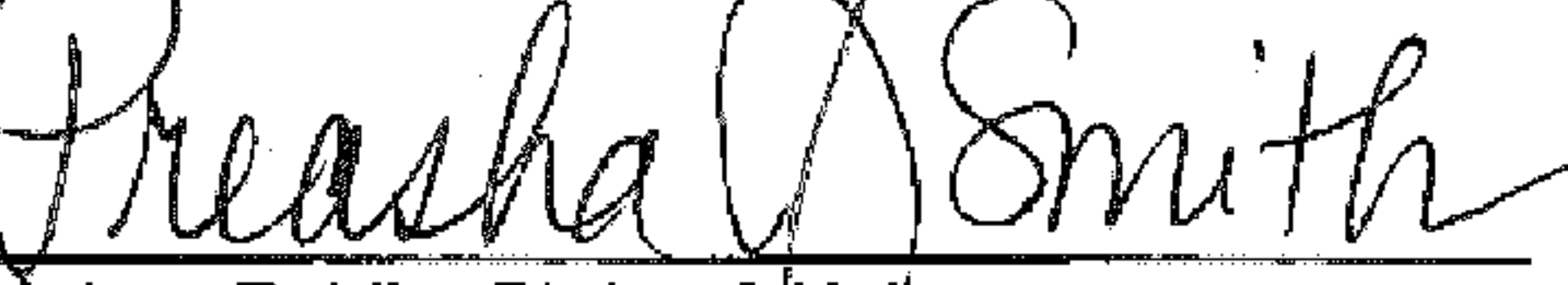
  
David W. Donaldson  
Vice President & General Manager  
Forest Resources

State of Alabama

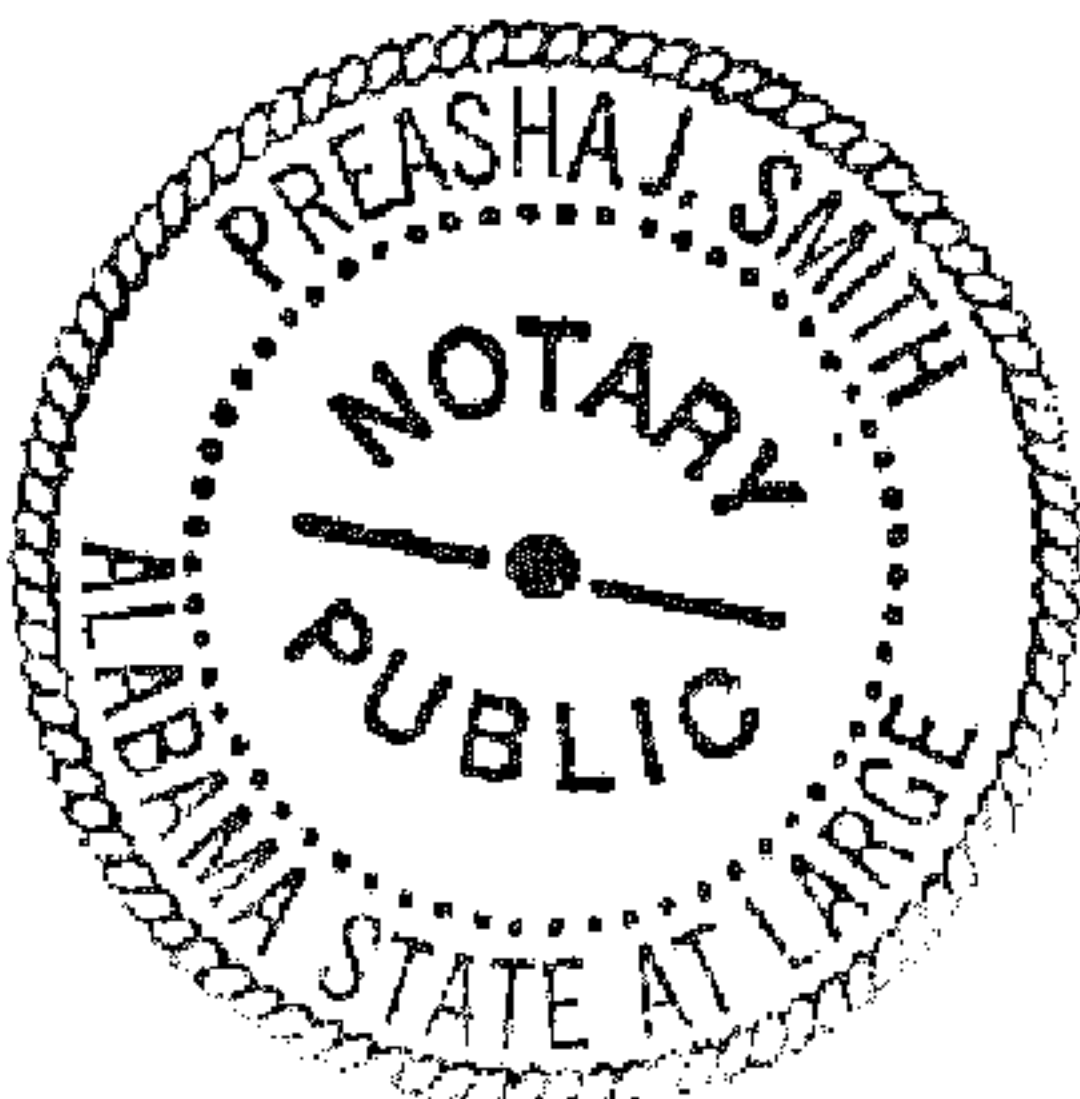
County of Tuscaloosa

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, 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 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 26th day of August, 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 Section 6, Township 21 South, Range 1 West, Shelby County, Alabama lying Southwest of Queen Road.

All that part of the North 1/2 of the SW 1/4 of Section 6, Township 21, Range 1 West, Shelby County, Alabama lying Southwest of Queen Road.

All that part of the West 1/2 of the East 1/2 of Section 6, Township 21 South, Range 1 West, Shelby County, Alabama lying Southwest of Queen Road and North of Joinertown Road.

LESS AND EXCEPT: One acre in the Northwest Quarter of the Southeast Quarter and One Half acre in the Southwest Quarter of the Southwest Quarter of Section 6, Township 21 South, Range 1 West, Shelby County, Alabama, as conveyed to Charles Tidmore and Joyce Tidmore by deed recorded in Real Book 358, Page 15, in Probate Office and shown as Unit #58-21-3-06-0-000-003.000, on the Shelby County tax maps.

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").

**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>Frontlines, LLC</u>
Mailing Address	<u>P.O. Box 48999</u>	Mailing Address	<u>2827 County Road 331</u>
	<u>Tuscaloosa, AL 35404</u>		<u>Columbiana, AL 35051</u>
Property Address	<u>0 Joinertown Rd.</u>	Date of Sale	<u>August 26, 2022</u>
	<u>Columbiana, AL 35051</u>	Total Purchase Price	<u>\$619,650.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 August 23, 2022

Print The Westervelt Company

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/29/2022 03:38:19 PM**  
**\$338.00 BRITTANI**  
**20220829000337750**

Form RT-1

Allen S. Bayl

