

This instrument was prepared by:
Michael Reagan Reeves, Jr., Esq.
Reagan Reeves & Associates, LLC
1 Perimeter Park South, Suite 440S
Birmingham, AL 35243

Send tax notice to:
Shelby County Alabama
200 West College Street, Room 123
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE MILLION FOUR HUNDRED THIRTY FOUR THOUSAND FIVE HUNDRED SIXTY SEVEN AND 50/100 Dollars (\$1,434,567.50)** 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, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Shelby County, Alabama** (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 and incorporated herein by reference.

Seller/Grantor subject to the terms and provisions herein, hereby reserves from the sale of the Property for itself and its successors and assigns, the following: (i) all oil, gas, and minerals presently owned by Seller/Grantor located in, on or under the Property, including the right to convey or the right to execute leases with respect to the Seller's/Grantor's interest in any and all of said minerals, in, on or under the Property to the extent reasonably necessary for exploring, drilling, mining, developing, producing, removing, transporting and owning said minerals with exception to surface mining which would be in conflict with the Buyer's/Grantee's intended use for the property as determined in Seller's/Grantor's sole and absolute discretion;

(ii) All Rights in and to all merchantable timber currently on said Property in a living state, including but not limited to, the right to enter upon the Property for the purpose of observing the condition of such timber, harvesting, severing and removing such timber from the Property until the Grantor, its successors and assigns, elects to remove all such merchantable timber from the Property. However, the parties agree any merchantable timber remaining on the Property for a period of twenty-five (25) years from the Closing Date (as defined herein) shall become the property of the Buyer/Grantee, its successors and assigns. In association with Seller's/Grantor's entry and use of the Property as reserved in the Section, the parties agree to coordinate entry upon the Property.

Subject to:

20221004000378530 10/04/2022 10:02:01 AM DEEDS 2/6

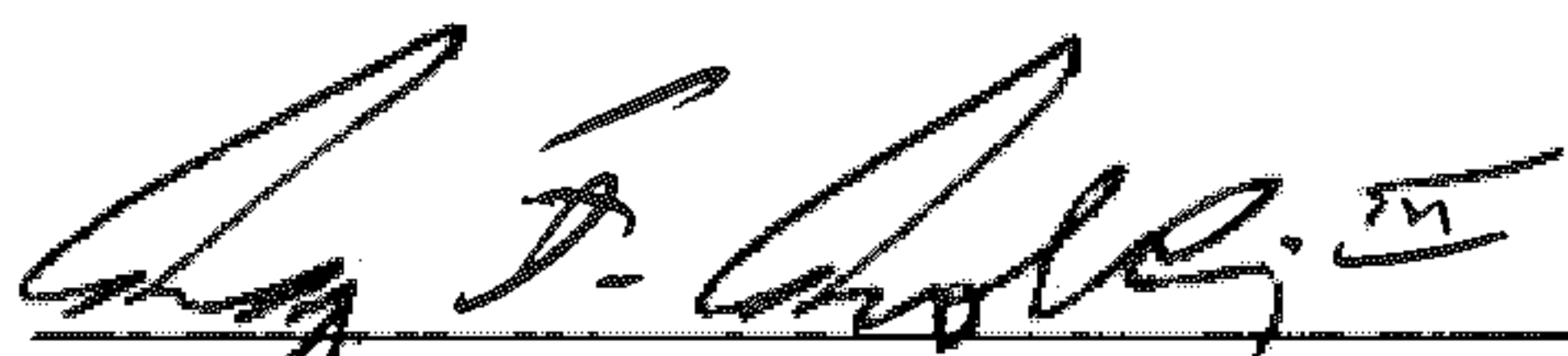
1. Taxes for the year 2022 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, its successors 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 grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 29th day of September, 2022.

The Westervelt Company, Inc.

 (SEAL)
By: Ray F. Robbins, III as Vice President,
Secretary & General Counsel

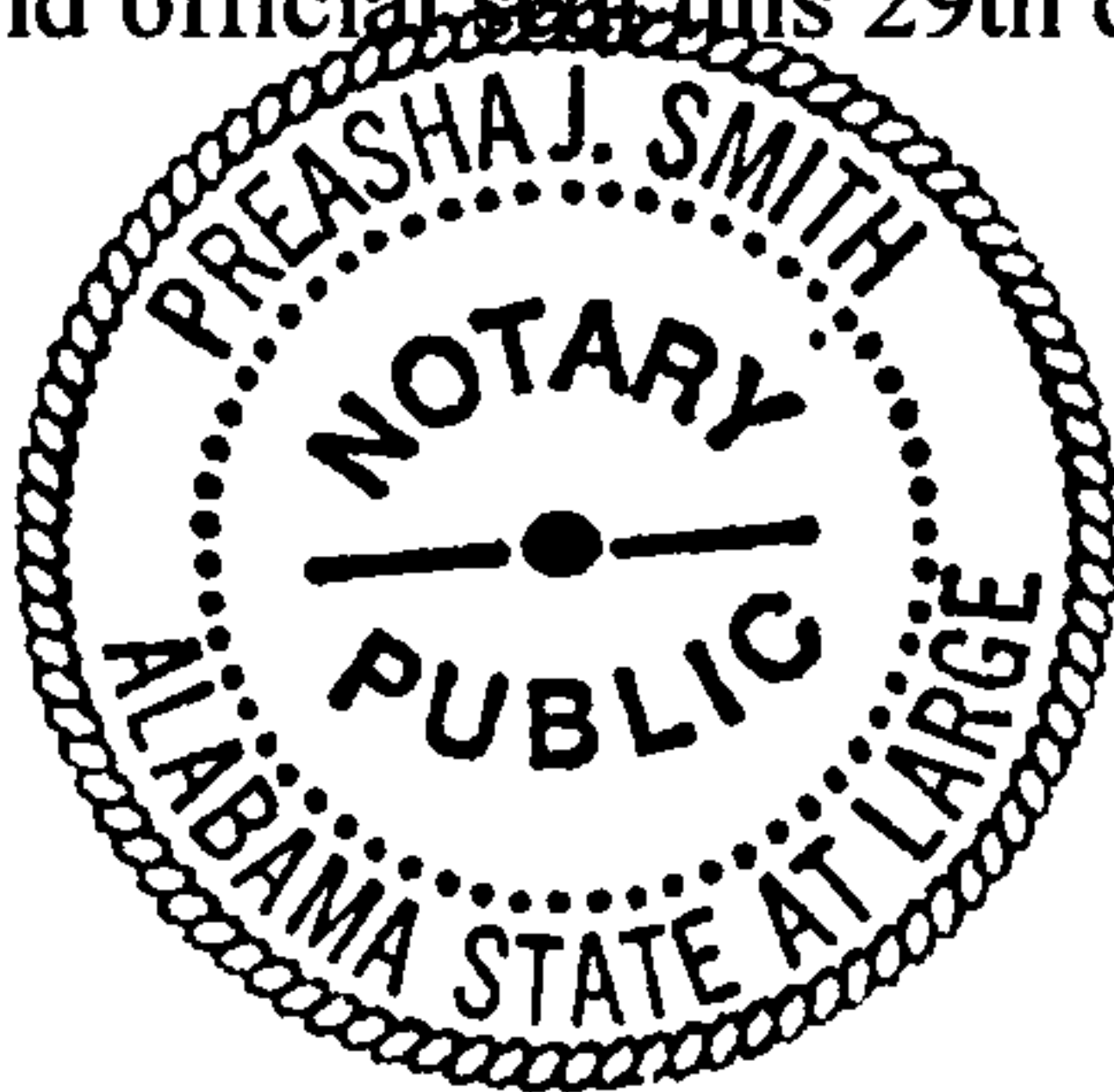
ACKNOWLEDGEMENT

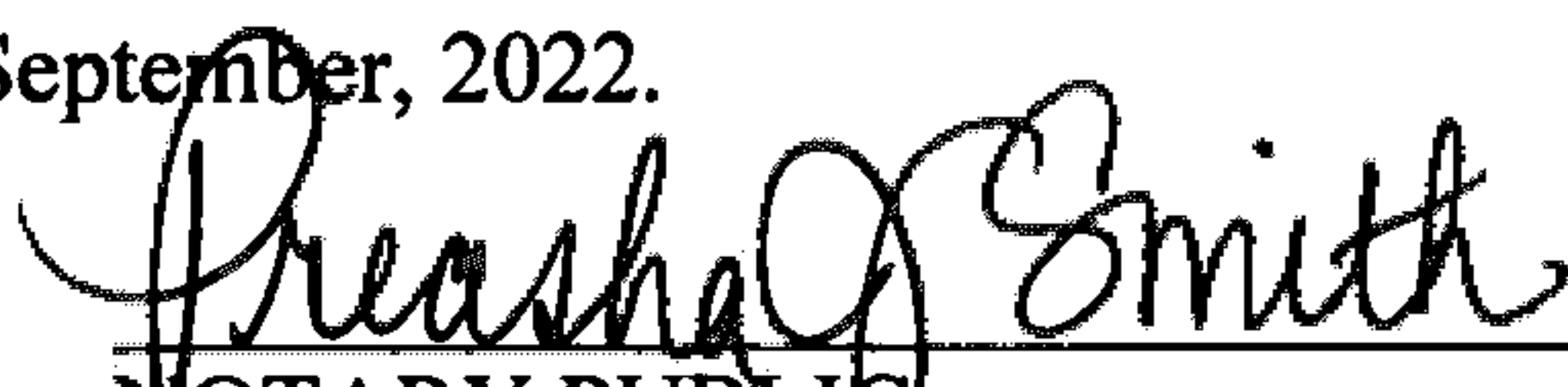
STATE OF ALABAMA)

COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that The Westervelt Company, Inc. whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, 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 29th day of September, 2022.




NOTARY PUBLIC

My Commission Expires: 10/16/23

EXHIBIT A**LEGAL DESCRIPTION:**

That portion of lands lying in Section 30, Township 21 south, Range 1 West and in Sections 24 and 25, Township 21 South, Range 2 West, all being in Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of said Section 30 for a point of reference, thence run S00°28'02"E along the West line of said Northwest 1/4 of Section 30 a distance of 1980.40 feet to a set capped rebar (Smith) at the Northwest corner of lands as described in Instrument No. 20071024000492080, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, said corner being the Point of Beginning; thence continue S00°28'02"E along said West line of the Northwest 1/4 and along the Westerly boundary of said lands, a distance of 660.27 feet to a found axle at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 30 and the Southwest corner of said lands; thence run N88°23'07"E along the South boundary of said lands and along the South line of said Southwest 1/4 of the Northwest 1/4 of Section 30, a distance of 1195.80 feet to a set capped rebar (Smith) at the Northwesterly corner of Parcel Two as described in Instrument No. 2002-13450, as recorded in the Office of the Judge of Probate of Shelby County, Alabama; thence run S01°47'37"E along the West boundary of said lands a distance of 140.41 feet to a set capped rebar (Smith) at the Southwest corner of said lands; thence run N89°36'27"E along the Southerly boundary of said lands a distance of 134.38 feet to a set capped rebar (Smith) at a corner on said Southerly boundary; thence continue along said Southerly boundary S43°34'32"E a distance of 358.46 feet to a set capped rebar (Smith) at the most Southerly corner of said lands, said corner being on the Westerly Right-of-Way line of Landfill Road; thence run the following courses and distances along said Westerly Right-of-Way line: S05°15'13"W, 104.42 feet to a found concrete monument; S06°56'21"W, 119.12 feet; S07°40'15"W, 91.55 feet; S08°17'35"W, 112.51 feet; S08°29'18"W, 154.53 feet and S29°23'05"W, 57.01 feet to a point on the Northerly Right-of-Way line of Alabama State Road No. 70, said point being 65.00 feet from, as measured at a right angle to, the center line of said State Road No. 70; thence run S67°15'35"W along said Northerly Right-of-Way line a distance of 2840.00 feet to a set capped rebar (Smith); thence continue along said Northerly right-of-Way line N22°44'25"W a distance of 5.00 feet to a set capped rebar (Smith) that is 70.00 feet from, as measured at a right angle to, the center line of said State Road No. 70; thence continue along said Northerly right-of-Way line S67°15'35"W a distance of 186.08 feet to a set capped rebar (Smith) on the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 25; thence departing said Northerly Right-of-Way line run N00°04'41"W along the West line of said Southeast 1/4 of the Southeast 1/4 and along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 25 a distance of 2202.48 feet to a set capped rebar (Smith) at the Northwest corner of said Northeast 1/4 of the Southeast 1/4 of Section 25; thence run N88°02'21"W along the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 25 a distance of 1318.55 feet to a found concrete monument at the Southwest corner of said Southwest 1/4 of the Northeast 1/4; thence run N01°07'05"W along the West line of said Southwest 1/4 of the Northeast 1/4 and along the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 25 a distance of 1971.53 feet to a set capped rebar (Smith) at the Southeast corner of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 25; thence run N88°28'51"W along the South line of said North 1/2 of the Northeast 1/4 of the Northwest 1/4 a distance of 529.11 feet to a set capped rebar (Smith) to be known as Point "A"; thence continue N88°28'51"W along said South line of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 a distance of 10.00 feet to a point in the center line of a branch; thence run along the center line of said branch the following courses and distances: N22°12'55"E, 75.44 feet; N34°19'11"E, 90.68 feet; N46°32'11"E, 101.84 feet; N05°32'19"W, 140.04 feet; N20°07'58"E, 81.52 feet; N58°26'12"E, 112.74 feet; N05°41'57"E, 44.81 feet; N12°09'46"W, 121.37 feet; N14°40'17"E, 20.61 feet; N51°34'33"E, 41.85 feet; N45°50'05"E, 139.44 feet; N16°02'08"E, 192.52 feet and N53°38'41"E, 110.52 feet to a point on the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 24; thence run N00°24'04"W along the West line of said Southwest 1/4 of the Southeast 1/4 a distance of 10.00 feet to a set capped rebar (Smith) to be known as Point "B" (bearing and distance between Points "A" and "B" is N25°54'01"E 1174.89 feet); thence continue N00°24'04"W along the West line of said Southwest 1/4 of the Southeast 1/4 and along the West line of the Northwest 1/4 of the Southeast 1/4 of said Section 24 a distance of

2242.13 feet to a set capped rebar (Smith) at the Northwest corner of said Northwest 1/4 of the Southeast 1/4; thence run S88°08'04"E along the North line of said Northwest 1/4 of the Southeast 1/4 a distance of 1341.16 feet to a found concrete monument at the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence run S87°40'18"E along the North line of the Northeast 1/4 of the Southeast 1/4 of said section 24 a distance of 1328.87 feet to a found concrete monument at the Northeast corner of said Northeast 1/4 of the Southeast 1/4; thence run S00°20'28"E along the East line of said Northeast 1/4 of the Southeast 1/4 a distance of 421.94 feet to a set capped rebar (Smith) on the Northerly boundary of lands listed as Parcel One, as described in Instrument No. 2002-13450, as recorded in the Office of the Judge of Probate of Shelby County, Alabama; thence run S89°35'57"W along the Northerly boundary of said lands a distance of 2070.11 feet to a set capped rebar (Smith) at the Northwest corner of said lands; thence run S00°38'45"W along the Westerly boundary of said lands a distance of 1567.36 feet to a found capped rebar (Farmer) at the Southwest corner of said lands, said corner also being the Northwest corner of lands as shown on a previous survey by Farmer (RLS #14720); thence run S00°39'43"W along the Westerly boundary of the last mentioned lands a distance of 1999.79 feet to a found capped rebar (Farmer) at the Southwest corner of said lands; thence run S89°17'28"E along the Southerly boundary of said lands a distance of 1000.05 feet to a found capped rebar (Farmer) at a corner point on said Southerly boundary; thence continue along said Southerly boundary S62°12'52"E a distance of 1288.79 feet to the Point of Beginning.

The above described lands contain 251.12 Acres, more or less (10,938,696 Square Feet).

LESS AND EXCEPT:

That portion of the above described lands being a 40.00 foot wide Unnamed Road Right-of-Way lying in the Southeast 1/4 of the Northeast 1/4 and in the Northeast 1/4 of the Southeast 1/4, all being in Section 30, Township 21 South, Range 2 West, Shelby County, Alabama, said Right-of-Way being those lands lying within 20.00 feet on each side of the following described center line:

Commence at the Northwest corner of the Northwest 1/4 of said Section 30 for a point of reference, thence run S00°28'02"E along the West line of said Northwest 1/4 of Section 30 a distance of 1980.40 feet to a set capped rebar (Smith) at the Northwest corner of lands as described in Instrument No. 20071024000492080, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, said corner also being a corner point on the Southerly boundary of lands as shown on a previous survey by Farmer (RLS #14720); thence run N62°12'52"W along said Southerly boundary a distance of 420.35 feet to the Point of Beginning of this centerline description; thence run S44°19'43"W along said centerline a distance of 23.54 feet to a point of curve to the left having a radius of 206.18 feet, a central angle of 44°26'46" and a chord bearing and distance of S22°06'20"W 155.96 feet; thence run Southerly along the arc of said curve and along said centerline a distance of 159.94 feet; thence continue along said centerline S00°07'03"E a distance of 87.73 feet to a point of curve to the right having a radius of 499.21 feet, a central angle of 19°04'24" and a chord bearing and distance of S09°25'09"W 165.42 feet; thence run Southerly along the arc of said curve and along said centerline a distance of 166.18 feet; thence continue along said centerline S18°57'21"W a distance of 75.08 feet to a point of curve to the left having a radius of 118.51 feet, a central angle of 22°14'37" and a chord bearing and distance of S07°50'02"W 45.72 feet; thence run Southerly along the arc of said curve and along said centerline a distance of 46.01 feet; thence continue along said centerline S03°17'16"E a distance of 112.59 feet to a point of curve to the right having a radius of 207.25 feet, a central angle of 44°29'11" and a chord bearing and distance of S18°57'19"W 156.90 feet; thence run Southerly along the arc of said curve and along said centerline a distance of 160.92 feet to a point of curve to the right having a radius of 1297.46 feet, a central angle of 07°36'22" and a chord bearing and distance of S45°00'06"W 172.11 feet; thence run Southerly along the arc of said curve and along said centerline a distance of 172.24 feet to a point of curve to the right having a radius of 60.00 feet, a central angle of 40°42'06" and a chord bearing and distance of S69°09'20"W 41.73 feet; thence run Southerly along the arc of said curve and along said centerline a distance of 42.62 feet to a point of curve to the left having a radius of 1897.15 feet, a central angle of 07°53'50" and a chord bearing and distance of S85°33'28"W 261.29 feet; thence run Southerly along the arc of said curve and along said centerline a distance of 261.49 feet to a

point of curve to the left having a radius of 132.61 feet, a central angle of 30°14'51" and a chord bearing and distance of S69°28'00"W 69.20 feet; thence run Southerly along the arc of said curve and along said centerline a distance of 70.01 feet; thence continue along said centerline S49°56'52"W a distance of 49.99 feet to a point of curve to the left having a radius of 222.38 feet, a central angle of 24°00'05" and a chord bearing and distance of S35°44'18"W 92.48 feet; thence run Southerly along the arc of said curve and along said centerline a distance of 93.16 feet; thence continue along said centerline S18°44'57"W a distance of 82.66 feet to a point of curve to the right having a radius of 58.48 feet, a central angle of 56°42'06" and a chord bearing and distance of S61°01'10"W 55.54 feet; thence run Southerly along the arc of said curve and along said centerline a distance of 57.87 feet to a point of curve to the left having a radius of 258.29 feet, a central angle of 25°12'19" and a chord bearing and distance of N76°09'11"W 112.71 feet; thence run Southerly along the arc of said curve and along said centerline a distance of 113.63 feet to a point on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 25 and the Point of Ending of this centerline description (the bearing of the West line of the Northeast 1/4 of the Southeast 1/4 is N00°04'41"W).

Note: The side lines of the above described Right-of-way are to be extended and/or trimmed to terminate on the Southerly boundary of lands as shown on a previous survey by Farmer (RLS #14720) and on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 25.

The above described Right-of-Way contains 1.63 acres, more or less (71,028 Square Feet).

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, Inc.
 Mailing Address 1400 Jack Warner Parkway NE
Tuscaloosa, AL 35404
 Property Address APPROX. 243 ACRES
Columbiana, AL 35051

Grantee's Name Shelby County Alabama
 Mailing Address 200 West College Street, Room 123
Columbiana, AL 35051
 Date of Sale September , 2022
 Total Purchase Price \$1,434,567.50
 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 ☐ Appraisal
☒ Sales Contract ☐ Other:
☐ 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 or the assessor's current market value.

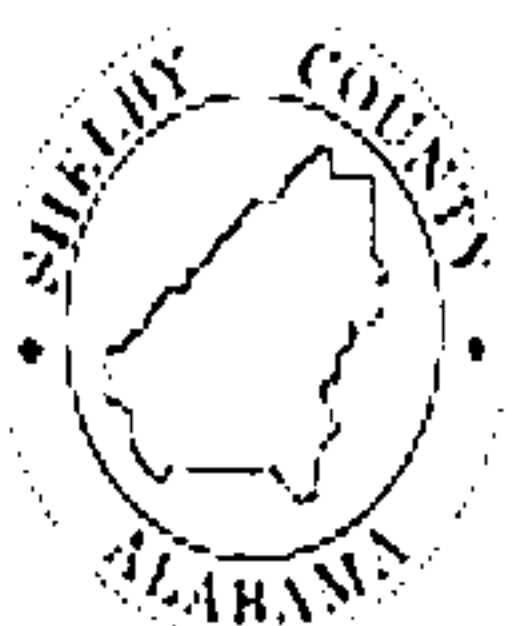
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will 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 9-30-2022 Print Catherine H. Scott

 _____ Unattested _____
 _____ (verified by) _____
 Sign Catherine H. Scott

 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/04/2022 10:02:01 AM
 \$38.00 JOANN
 20221004000378530

Allen S. Bayl