

20221005000379640
10/05/2022 08:02:34 AM
DEEDS 1/6

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

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 ~~Tuscaloosa~~ ^{*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.

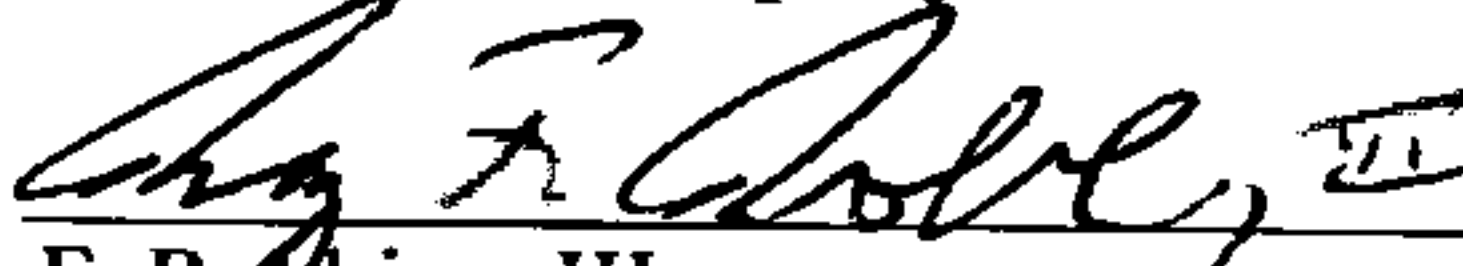
TO HAVE AND TO HOLD, the aforementioned real estate to the Grantee, its successors and assigns forever.

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)

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 21st day of September, 2022.


The Westervelt Company

By: 
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 21st day of September 2022.


Notary Public
My Commission Expires: 4/8/2026

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

EXHIBIT "A"

Legal Description

A parcel of land located in Section 7 Township 22 South, Range 1 East Shelby County, Alabama, containing twenty-four (24.0) acres, more or less; and being more particularly described as follows:

Start at an existing Shelby Iron accepted to mark the Southeast corner of the Northwest quarter of the Southeast quarter Section 07, Range 1 East, Township 22 South Shelby County, Alabama, said Shelby Iron being the POINT OF BEGINNING; thence with a bearing of N 00°26'45" W a distance of 699.86 feet to a point; thence with a bearing of N 89°07'05" W a distance of 721.94 feet to a point; thence with a bearing of N 47°35'20" W a distance of 108.83 feet to a point; thence with a bearing of N 46°15'48" W a distance of 15.65 feet to a point; thence with a bearing of N 39°10'18" W a distance of 53.74 feet to a point; thence with a bearing of N 23°06'34" W a distance of 55.98 feet to a point; thence with a bearing of N 04°51'45" E a distance of 108.10 feet to a point; thence with a bearing of N 25°43'50" E a distance of 60.94 feet to a point; thence with a bearing of N 38°50'40" E a distance of 83.68 feet to a point; thence with a bearing of N 29°39'23" E a distance of 71.50 feet to a point; thence with a bearing of N 18°31'26" E a distance of 50.18 feet to a point; thence with a bearing of N 13°31'34" E a distance of 103.00 feet to a point; thence with a bearing of N 13°33'23" E a distance of 103.49 feet to a point; thence with a bearing of N 09°33'17" E a distance of 118.11 feet to a point; thence with a bearing of N 08°09'39" E a distance of 125.73 feet to a point; thence with a bearing of N 16°53'44" E a distance of 101.53 feet to a point; thence with a bearing of N 35°33'34" E a distance of 81.11 feet to a point; thence with a bearing of N 35°06'27" E a distance of 206.88 feet to a point; thence with a bearing of N 32°37'37" E a distance of 101.94 feet to a point; thence with a bearing of N 38°39'06" E a distance of 116.93 feet to a point; thence with a bearing of N 34°42'27" E a distance of 112.33 feet to a point; thence with a bearing of N 22°29'48" E a distance of 56.12 feet to a point; thence with a bearing of N 19°41'29" E a distance of 82.80 feet to a point; thence with a bearing of N 38°31'40" E a distance of 70.42 feet to a point; thence with a bearing of N 54°59'37" E a distance of 91.32 feet to a point; thence with a bearing of N 34°31'41" E a distance of 13.69 feet to a point; thence with a bearing of N 29°06'48" E a distance of 57.34 feet to a point; thence with a bearing of N 05°42'14" E a distance of 56.04 feet to a point; thence with a bearing of N 02°23'57" E a distance of 33.41 feet to a point; thence with a bearing of S 89°01'10" E a distance of 30.70 feet to a point; thence with a bearing of S 0°26'45" E a distance of 1,257.04 feet to the POINT OF BEGINNING.

Access and Utility Easement being sixty (60') feet in width over and across part of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 7 Township 22 South, Range 1 East Shelby County, Alabama, lying thirty (30') feet each side of the following centerline:

Start at an existing Shelby Iron accepted to mark the Southeast corner of the Northwest quarter of the Southeast quarter Section 07, Range 1 East, Township 22 South Shelby County, Alabama, said Shelby Iron being the POINT OF COMMENCEMENT; thence with a bearing N 0°26'45" W a distance of 1,257.04 feet to a point; thence with a bearing of N 89°01'10" W a distance of 30.70 feet to the POINT OF BEGINNING, said point lying on the Southern Right-of-Way of Montgomery Kymulga Road. Run along the centerline of an existing unimproved road for the following calls (points not monumented):

Thence with a bearing of S 02°23'57" W a distance of 33.41 feet to a point; thence with a bearing of S 05°42'14" W a distance of 56.04 feet to a point; thence with a bearing of S 29°06'48" W a distance of 57.34 feet to a point; thence with a bearing of S 34°31'41" W a distance of 13.69 feet to a point; thence

with a bearing of S 54°59'37" W a distance of 91.32 feet to a point; thence with a bearing of S 38°31'40" W a distance of 70.42 feet to a point; thence with a bearing of S 19°41'29" W a distance of 82.80 feet to a point; thence with a bearing of S 22°29'48" W a distance of 56.12 feet to a point; thence with a bearing of S 34°42'27" W a distance of 112.33 feet to a point; thence with a bearing of S 38°39'06" W a distance of 116.93 feet to a point; thence with a bearing of S 32°37'37" W a distance of 101.94 feet to a point; thence with a bearing of S 35°06'27" W a distance of 206.88 feet to a point; thence with a bearing of S 35°33'34" W a distance of 81.11 feet to a point; thence with a bearing of S 16°53'44" W a distance of 101.53 feet to a point; thence with a bearing of S 08°09'39" W a distance of 125.73 feet to a point; thence with a bearing of S 09°33'17" W a distance of 118.11 feet to a point; thence with a bearing of S 13°33'23" W a distance of 103.49 feet to a point; thence with a bearing of S 13°31'34" W a distance of 103.00 feet to a point; thence with a bearing of S 18°31'26" W a distance of 50.18 feet to a point; thence with a bearing of S 29°39'23" W a distance of 71.50 feet to a point; thence with a bearing of S 38°50'40" W a distance of 83.68 feet to a point; thence with a bearing of S 25°43'50" W a distance of 60.94 feet to a point; thence with a bearing of S 04°51'45" W a distance of 108.10 feet to a point; thence with a bearing of S 23°06'34" E a distance of 55.98 feet to a point; thence with a bearing of S 39°10'18" E a distance of 53.74 feet to a point; thence with a bearing of S 46°15'48" E a distance of 15.65 feet to a point; thence with a bearing of S 47°35'20" E a distance of 108.83 feet to a point, said point being the POINT OF ENDING.

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;

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. 24.2 acres
county, AL 35080

Grantee's Name Westervelt Realty, Inc.
 Mailing Address 1400 Jack Warner Parkway NE
Tuscaloosa, AL 35404
 Date of Sale September 30, 2022
 Total Purchase Price \$157,300.00
 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 ☐ 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 9-30-2022Print Catherine H. ScottUnattested

(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
 10/05/2022 08:02:34 AM
 \$194.50 JOANN
 20221005000379640

Form RT-1Allen S. Bayl