

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:  
Whitney Smith Perdue  
1046 Hwy 61  
Columbiana, AL 35051

---

## WARRANTY DEED

---

STATE OF ALABAMA            )

COUNTY OF SHELBY            )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED FIFTY SEVEN THOUSAND THREE HUNDRED AND 00/100 Dollars (\$157,300.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledge **Westervelt Realty, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Whitney Smith Perdue** (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.

Subject to:

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, his, her, or their heirs and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said grantee, his, her or their heirs and assigns forever, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good and lawful right to sell and convey the same as aforesaid; that it will,

and its successors and assigns shall, warrant and defend the same unto the said grantee, his, or their heirs and assigns forever, against the lawful claims of all persons.

\$ 87,300.00 of the purchase price recited above was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

IN WITNESS WHEREOF, the said The Westervelt Company, Inc. has caused these presents to be executed by Ray F. Robbins IV, its Vice President, who is authorized to execute this conveyance, has hereto set his/her signature and seal, this 30 day of Sept., 2022.

Westervelt Realty, Inc.

[Signature]  
By: Ray Robbins, Vice President

#### ACKNOWLEDGEMENT

STATE OF )

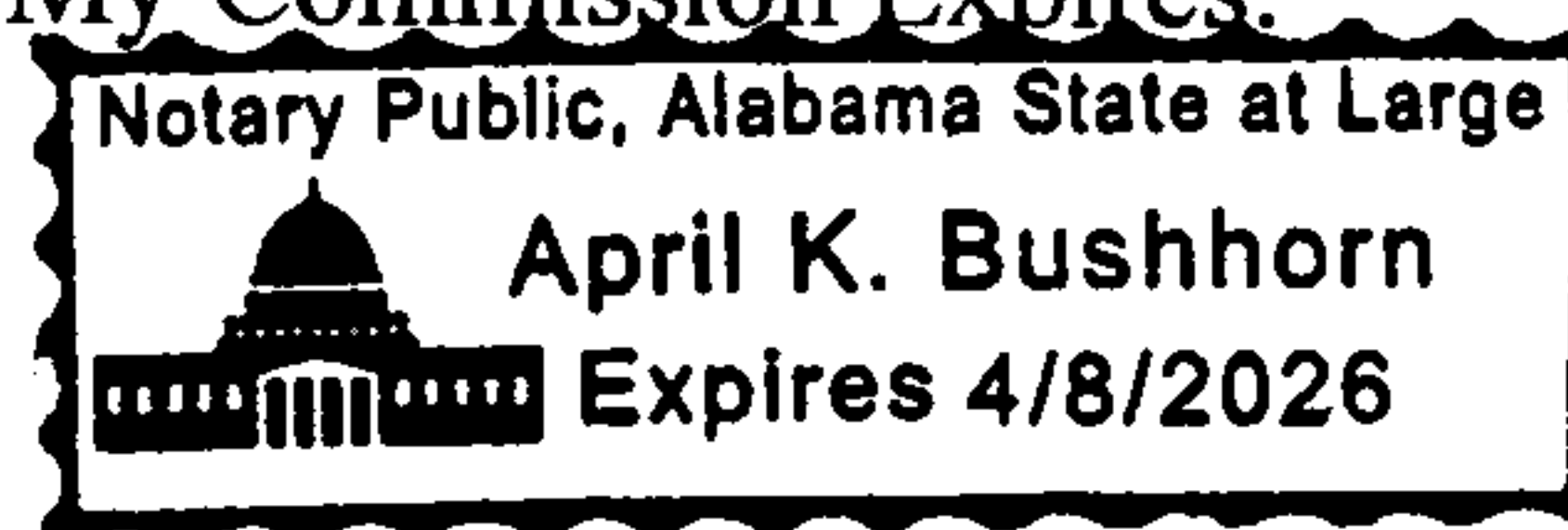
COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ray F. Robbins IV whose name as Vice President of Westervelt Realty, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she), as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of September, 2022.

[Signature]  
NOTARY PUBLIC

My Commission Expires:



**EXHIBIT "A"**  
**Property Description**

**Closing Date:** September 30, 2022  
**Buyer(s):** Whitney Smith Perdue  
**Property Address:** Approx. 24.2 acres, county, AL 35080

**PROPERTY DESCRIPTION:**

**Parcel I:**

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 S 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.

**TOGETHER WITH:** that certain non-exclusive Access and Utility Easement over, under and across the land described as follows:

**Parcel II:**

An 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.

**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 Realty, Inc.  
 Mailing Address 1400 Jack Warner Parkway NE  
Tuscaloosa, AL 35404  
 Property Address Approx. 24.2 acres  
county, AL 35080

Grantee's Name Whitney Smith Perdue  
 Mailing Address 1046 Hwy 61  
Columbiana, AL 35051  
 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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other:



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/05/2022 08:02:35 AM  
 \$191.50 JOANN  
 20221005000379650

If the conveyance document presented for recordation contains all of the required information referenced the filing of this form is not required. *Allie S. Boyd*

**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

(Grantor/Grantee/ Owner/Agent) circle one