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DEEDS 1/7

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: [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 21st day of September, 2022.

[Signature]
Notary Public
My Commission Expires: 4/8/2026

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

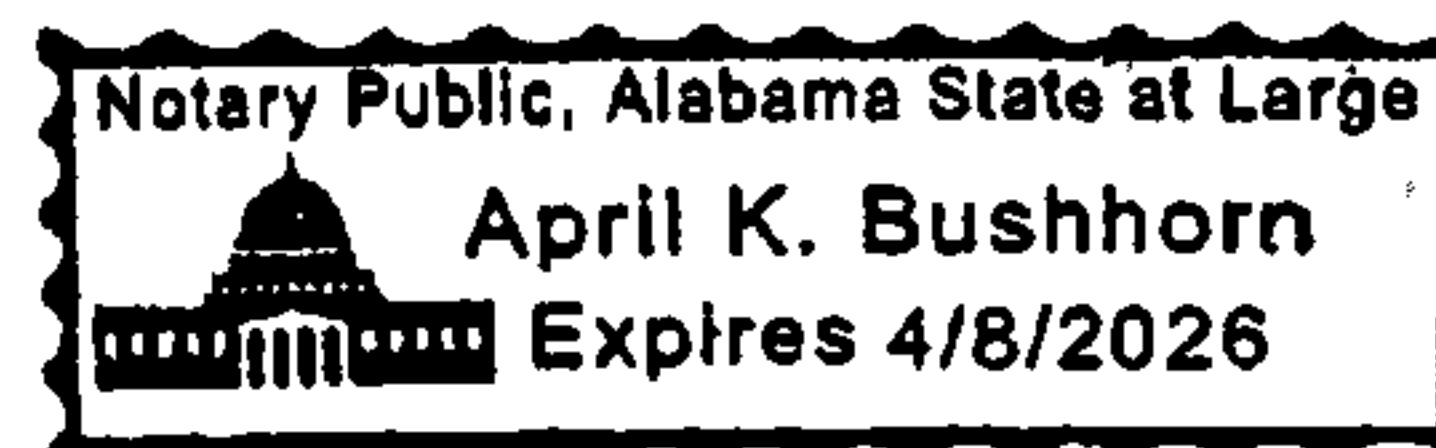


EXHIBIT "A"
Property Description

PROPERTY DESCRIPTION:

PARCEL NO. 1:

Commence at a 4" x 4" concrete monument being the Northwest corner of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 88° 11' 27" East along the North boundary of said Section 23 for a distance of 660.59 feet to a 4" x 4" concrete monument in place, said point being the point of beginning. From this beginning point proceed North 88° 12' 00" East along the North boundary of said Section 23, which is also the North boundary of the Northwest one-fourth of the Northwest one-fourth for a distance of 663.10 feet to a railroad rail in place being the Northeast corner of said quarter-quarter section; thence proceed South 00° 06' 04" West along the East boundary of said quarter-quarter section and along a yellow painted line for a distance of 1349.88 feet to a 2" pipe in place, said point being the Southeast corner of said quarter-quarter section; thence proceed South 89° 04' 29" West along the South boundary of said quarter-quarter section for a distance of 1318.04 feet (set ½" rebar CA-0114-LS), said point being the Southwest corner of Northwest one-fourth of the Northwest one-fourth of said Section 23 and also being the Southeast corner of the Northeast one-fourth of the Northeast one-fourth of Section 22, Township 21 South, Range 1 West; thence proceed South 88° 45' 24" West along the South boundary of said Northeast one-fourth of the Northeast one-fourth of Section 22 for a distance of 388.48 feet (set ½" rebar CA-0114-LS), said point being located on the Easterly right-of-way of Joiner Town Road; thence proceed North 25° 56' 00" West along the Easterly right-of-way of said road for a distance of 656.30 feet to its point of intersection with the Easterly right-of-way of Rocky Ridge Road; thence proceed North 25° 51' 57" East along the Easterly right-of-way of Rocky Ridge Road for a distance of 98.02 feet; thence proceed North 17° 49' 40" East along the Easterly right-of-way of said road for a distance of 50.60 feet; thence proceed North 10° 55' 48" East along the Easterly right-of-way of said road for a distance of 50.33 feet; thence proceed North 05° 31' 19" East along the Easterly right-of-way of said road for a distance of 58.81 feet to the P. C. of a concave curve left having an arc length of 307.58 feet and a radius of 1629.40 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 01° 57' 26" West, 307.12 feet to the P. T. of said curve; thence proceed North 07° 21' 54" West along the Easterly right-of-way of said road for a distance of 438.36 feet to the P. C. of a concave curve right having an arc length of 303.91 feet and a radius of 684.12 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 05° 21' 41" East, 301.41 feet to the P. T. of said curve; thence proceed North 18° 05' 15" East along the Easterly right-of-way of said road for a distance of 152.52 feet to the P. C. of a concave curve left having an arc length of 373.66 feet and a radius of 1031.30 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 07° 42' 29" East, 371.62 feet to the P. T. of said curve; thence proceed North 02° 40' 18" West along the Easterly right-of-way of said road for a distance of 85.18 feet to the P. C. of a

concave curve right having an arc length of 176.46 feet and a radius of 754.66 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 04° 01' 37" East, 176.06 feet to a capped rebar in place (RYS), said point being located on the North boundary of the Southeast one-fourth of the Southeast one-fourth of Section 15, Township 21 South, Range 1 West; thence proceed North 88° 24' 57" East along the North boundary of said Southeast one-fourth of the Southeast one-fourth of said Section 15 and along a yellow painted line for a distance of 434.07 feet to a capped rebar in place (RYS); thence proceed North 88° 22' 20" East along the North boundary of said Southeast one-fourth of the Southeast one-fourth of Section 15 and along the North boundary of the Southwest one-fourth of the Southwest one-fourth of Section 14, Township 21 South, Range 1 West and along a yellow painted line for a distance of 407.33 feet to a 2" pipe in place; thence proceed North 88° 47' 43" East along the North boundary of said Southwest one-fourth of the Southwest one-fourth of said Section 14 for a distance of 32.70 feet to a ½" rebar in place; thence proceed North 87° 36' 57" East along the North boundary of said quarter-quarter section and along a yellow painted line for a distance of 314.44 feet to a 4" x 4" concrete monument in place being the Northeast corner of the West one-half of said Southwest one-fourth of the Southwest one-fourth; thence proceed South 00° 12' 41" East along the East boundary of said West one-half of said quarter-quarter section and along a yellow painted line for a distance of 299.94 feet to a capped rebar in place (PLS #4848); thence proceed South 00° 11' 06" East along the East boundary of said West one-half of said quarter-quarter section and along a yellow painted line for a distance of 1028.92 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth of Section 23; the Northeast one-fourth of the Northeast one-fourth of Section 22; the Southeast one-fourth of the Southeast one-fourth of Section 15 and the Southwest one-fourth of the Southwest one-fourth of Section 14, all being in Township 21 South, Range 1 West, Shelby County, Alabama and contains 96.56 acres.

PARCEL NO. 2:

Commence at a 4" x 4" concrete monument in place being the Northwest corner of the Southeast one-fourth of the Southeast one-fourth of Section 15, Township 21 South, Range 1 West, Shelby County, Alabama, said point also being the point of beginning. From this beginning point proceed North 88° 24' 41" East along the North boundary of said quarter-quarter section and along a yellow painted line for a distance of 746.34 feet to a ½" rebar in place, said point being located on the Westerly right-of-way of Rocky Ridge Road; thence proceed Southwesterly along the Westerly right-of-way of said road and along the curvature of a concave curve left having an arc length of 177.12 feet and a radius of 814.75 feet for a chord bearing and distance of South 03° 33' 22" West, 176.77 feet to the P. T. of said curve; thence proceed South 02° 40' 18" East along the Westerly right-of-way of said road for a distance of 85.18 feet to the P. C. of a concave curve right having an arc length of 351.89 feet and a radius of 971.21 feet; thence proceed for a chord bearing and distance of South 07° 42' 29" West, 349.96 feet; thence proceed South 18° 05' 15" West along the Westerly right-of-way of said road for a distance of 152.52 feet to the P. C. of a concave curve left having an arc length of 330.60 feet and a radius of 744.21 feet for a chord bearing and distance of South 05° 21' 41" West, 327.89 feet to the P. T. of said curve; thence

proceed South 07° 21' 54" East along the Westerly right-of-way of said road for a distance of 438.36 feet to the P. C. of a concave curve right having an arc length of 295.16 feet and a radius of 1569.31 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 01° 58' 36" East, 294.72 feet to the P. T. of said curve; thence proceed South 05° 31' 19" West along the Westerly right-of-way of said road for a distance of 54.88 feet; thence proceed South 10° 55' 48" West along the Westerly right-of-way of said road for a distance of 43.87 feet; thence proceed South 17° 49' 40" West along the Westerly right-of-way of said road for a distance of 42.75 feet; thence proceed South 25° 51' 57" West along the Westerly right-of-way of said road for a distance of 46.51 feet to its point of intersection with the Easterly right-of-way of Joiner Town Road; thence proceed North 25° 56' 01" West along the Easterly right-of-way of said road for a distance of 243.27 feet to the P. C. of a concave curve left having an arc length of 772.98 feet and a radius of 1608.84 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 39° 41' 51" West, 765.57 feet to the P. T. of said curve; thence proceed North 53° 27' 42" West along the Easterly right-of-way of said road for a distance of 247.19 feet to the P. C. of a concave curve right having an arc length of 494.13 feet and a radius of 1803.90 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 45° 36' 52" West, 492.58 feet to the P. T. of said curve; thence proceed North 37° 46' 02" West along the Easterly right-of-way of said road for a distance of 293.65 feet to the P. C. of a concave curve left having an arc length of 525.19 feet and a radius of 1838.18 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 45° 57' 08" West, 523.40 feet to the P. T. of said curve; thence proceed North 54° 08' 14" West along the Easterly right-of-way of said road for a distance of 71.35 feet (set ½" rebar CA-0114-LS) to a point on the North boundary of the Southwest one-fourth of the Southeast one-fourth of Section 15; thence proceed North 88° 24' 41" East along the North boundary of said quarter-quarter section for a distance of 1126.81 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth and the Southwest one-fourth of the Southeast one-fourth of Section 15 and the Northeast one-fourth of the Northeast one-fourth of Section 22 all being in Township 21 South, Range 1 West, Shelby County, Alabama and contains 38.23 acres.

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;
- 3.

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 138 Acres - Rocky Ridge Farms
Columbiana, AL 35051

Grantee's Name Westervelt Realty, Inc.
 Mailing Address 1400 Jack Warner Parkway NE
Tuscaloosa, AL 35404
 Date of Sale September 27, 2022
 Total Purchase Price \$741,345.00
 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 9-27-2022Print Catherine H. ScottUnattested

(verified by)

Sign [Signature]

(Grantor/Grantee/ Owner/ Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2022 12:15:35 PM
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Form RT-1Allen S. Bayl