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12/02/2022 08:02:57 AM
DEEDS 1/8

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 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 14th day of November, 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 14th day of November, 2022.



Notary Public

My Commission Expires:

4/8/2026

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

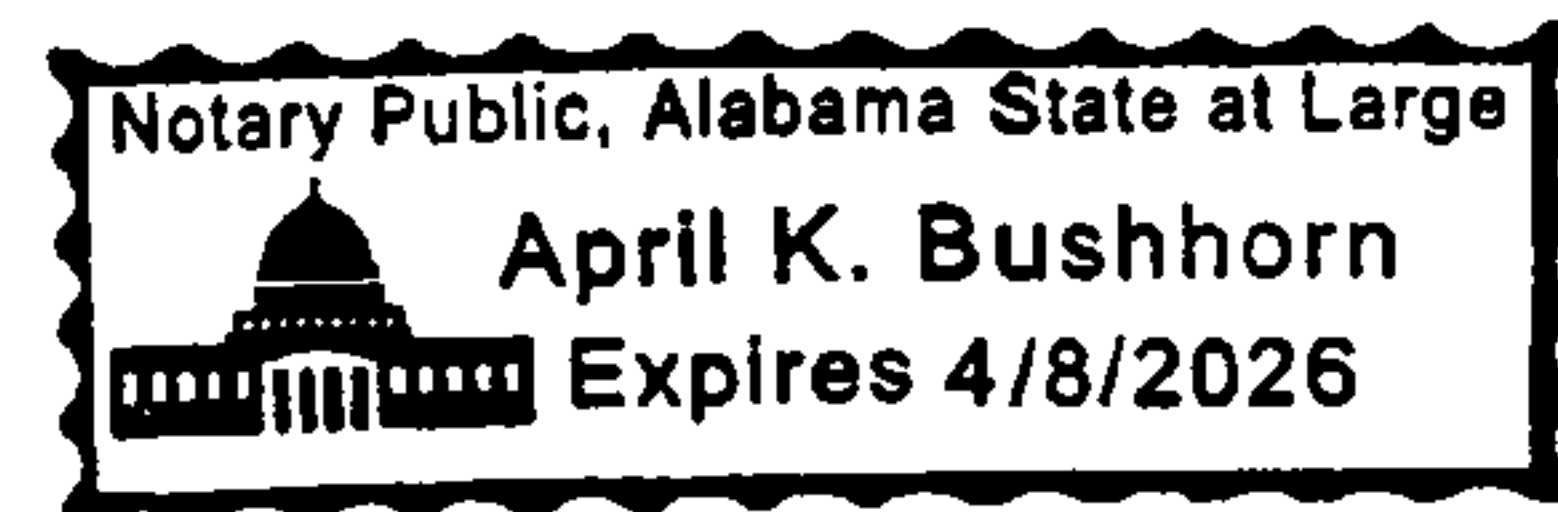


EXHIBIT "A"

Legal Description

PARCEL NO. 1: Commence at a concrete monument in place being the Southwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 12, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 00° 21' 51" East along the West boundary of said quarter-quarter section for a distance of 307.96 feet (set ½" rebar CA-0114-LS), said point being the point of beginning. From this beginning point continue North 00° 21' 51" East along the West boundary of said quarter-quarter section for a distance of 1004.28 feet (set ½" rebar CA-0114-LS), said point being located on the Southerly right-of-way of Joiner Town Road; thence proceed South 75° 52' 09" East along the Southerly right-of-way of said road for a distance of 132.98 feet to the P. C. of a concave curve left having an arc length of 243.16 feet and a radius of 1222.91 feet; thence proceed Southeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 81° 33' 55" East, 242.76 feet to the P. T. of said curve; thence proceed South 86° 40' 33" East along the Southerly right-of-way of said road for a distance of 336.69 feet to the P. C. of a concave curve left having an arc length of 276.50 feet and a radius of 793.15 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 83° 20' 15" East, 275.10 feet to the P. T. of said curve; thence proceed North 73° 21' 02" East along the Southerly right-of-way of said road for a distance of 134.25 feet to the P. C. of a concave curve left having an arc length of 114.92 feet and a radius of 697.37 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 68° 37' 46" East, 114.79 feet (set ½" rebar CA-0114-LS) to its point of intersection with the Westerly boundary of a proposed 60 foot easement; thence proceed South 05° 06' 20" East along the Westerly boundary of said proposed 60 foot easement for a distance of 101.18 feet; thence proceed South 20° 01' 09" West along the Westerly boundary of said proposed 60 foot easement for a distance of 75.83 feet; thence proceed South 37° 54' 08" West along the Westerly boundary of said proposed 60 foot easement for a distance of 397.68 feet; thence proceed South 20° 52' 32" West along the Westerly boundary of said proposed 60 foot easement for a distance of 85.65 feet (set ½" rebar CA-0114-LS) said point being located on then Westerly boundary of a proposed 30 foot easement; thence proceed South 49° 55' 39" West along the Westerly boundary of said proposed 30 foot easement for a distance of 23.25 feet; thence proceed South 31° 07' 04" West along the Westerly boundary of said proposed 30 foot easement for a distance of 72.95 feet; thence proceed South 20° 48' 12" West along the Westerly boundary of said proposed 30 foot easement for a distance of 118.16 feet; thence proceed South 38° 08' 46" West along the Westerly boundary of said proposed 30 foot easement for a distance of 80.34 feet; thence proceed South 63° 04' 30" West along the Westerly boundary of said proposed 30 foot easement for a distance of 134.11 feet; thence proceed South 52° 11' 54" West along the Westerly boundary of said proposed 30 foot easement for a distance of 95.11 feet; thence proceed South 39° 05' 06" West along the Westerly boundary of said proposed 30 foot easement for a distance of 78.44 feet; thence proceed South 21° 06' 14" West along the Westerly boundary of said proposed 30 foot easement for a distance of 37.92 feet (set ½" rebar CA-0114-LS); thence proceed North 89° 38' 09" West for a distance of 523.68 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth of Section 12 and also in the Southeast one-fourth of the Southwest one-fourth of Section 1, Township 21 South, Range 2 West and Shelby County, Alabama and contains 20.00 Acres.

AND ALSO GRANTED A PROPOSED 30 FOOT EASEMENT being described as follows: A proposed 30 foot easement being 15 feet in equal width on each side of the following described line: Commence at a concrete monument in place being the Southwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 12, Township 21 South, Range 2 West, Shelby County, Alabama;

thence proceed North 00° 21' 51" East along the West boundary of said quarter-quarter section for a distance of 307.96 feet (set ½" rebar CA-0114-LS); thence proceed South 89° 38' 09" East for a distance of 526.68 feet (set ½" rebar CA-0114-LS), said point being located on the Westerly boundary of said proposed 30 foot easement; thence proceed South 68° 53' 46" East for a distance of 15.0 feet to the centerline of said proposed 30 foot easement, said point also being the point of beginning of said proposed 30 foot easement. From this beginning point proceed North 21° 06' 14" East along the centerline of said proposed 30 foot easement for a distance of 35.55 feet; thence proceed North 39° 05' 06" East along the centerline of said proposed 30 foot easement for a distance of 74.34 feet; thence proceed North 52° 11' 54" East along the centerline of said proposed 30 foot easement for a distance of 91.96 feet; thence proceed North 63° 04' 30" East along the centerline of said proposed 30 foot easement for a distance of 136.00 feet; thence proceed North 38° 08' 46" East along the centerline of said proposed 30 foot easement for a distance of 85.94 feet; thence proceed North 20° 48' 12" East along the centerline of said proposed 30 foot easement for a distance of 119.09 feet; thence proceed North 31° 07' 04" East along the centerline of said proposed 30 foot easement for a distance of 69.15 feet; thence proceed North 49° 55' 39" East along the centerline of said proposed 30 foot easement for a distance of 57.15 feet to the termination of said proposed 30 foot easement.

AND ALSO GRANTED A PROPOSED 60 FOOT EASEMENT being described as follows: A proposed 60 foot easement being 30 feet in equal width on each side of the following described line: Commence at a concrete monument in place being the Southeast corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 89° 03' 03" West along the South boundary of Section 1 and is also the North boundary of Section 12, Township 21 South, Range 2 West for a distance of 660.78 feet to a concrete monument in place; thence proceed South 60° 37' 32" West for a distance of 1941.03 feet (set ½" rebar CA-0114-LS); thence proceed South 27° 22' 59" West for a distance of 30.0 feet to the centerline of said proposed 60 foot easement; thence proceed North 62° 37' 01" West along the centerline of said proposed 60 foot easement for a distance of 60.06 feet; thence proceed North 78° 05' 31" West along the centerline of said proposed 60 foot easement for a distance of 68.55 feet; thence proceed North 86° 35' 55" West along the centerline of said proposed 60 foot easement for a distance of 107.89 feet; thence proceed North 83° 51' 08" West along the centerline of said proposed 60 foot easement for a distance of 57.08 feet; thence proceed North 71° 32' 17" West along the centerline of said proposed 60 foot easement for a distance of 66.93 feet; thence proceed North 55° 36' 27" West along the centerline of said proposed 60 foot easement for a distance of 86.07 feet; thence proceed North 41° 39' 34" West along the centerline of said proposed 60 foot easement for a distance of 212.93 feet; thence proceed North 26° 38' 18" West along the centerline of said proposed 60 foot easement for a distance of 99.63 feet; thence proceed North 13° 42' 57" West along the centerline of said proposed 60 foot easement for a distance of 141.78 feet to the point of beginning of said proposed 60 foot easement. From this beginning point proceed North 20° 08' 21" East along the centerline of said proposed 60 foot easement for a distance of 56.79 feet; thence proceed North 37° 54' 08" East along the centerline of said proposed 60 foot easement for a distance of 397.72 feet; thence proceed North 20° 01' 09" East along the centerline of said proposed 60 foot easement for a distance of 87.24 feet; thence proceed North 05° 06' 20" West along the centerline of said proposed 60 foot easement for a distance of 120.18 feet to its point of intersection with the Southerly right-of-way of Joiner Town Road and the termination of said proposed 60 foot easement.

PARCEL NO. 2: Commence at a concrete monument in place being the Southeast corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 89° 03' 03" West along the South boundary of Section 1 and is also the North boundary of Section 12, Township 21 South, Range 2 West for a distance of 660.78 feet to a concrete monument in place, said point being the point of beginning. From this beginning point proceed South 60° 37' 32" West for a distance of 1941.03 feet (set ½" rebar CA-0114-LS), said point being located on the Easterly boundary of a proposed 60 foot easement; thence proceed North 62° 37' 01" West along the Easterly boundary of said proposed 60 foot

easement for a distance of 64.14 feet; thence proceed North 78° 05' 31" West along the Easterly boundary of said proposed 60 foot easement for a distance of 74.85 feet; thence proceed North 86° 35' 55" West along the Easterly boundary of said proposed 60 foot easement for a distance of 109.40 feet; thence proceed North 83° 51' 08" West along the Easterly boundary of said proposed 60 foot easement for a distance of 53.12 feet; thence proceed North 71° 32' 17" West along the Easterly boundary of said proposed 60 foot easement for a distance of 59.50 feet; thence proceed North 55° 36' 27" West along the Easterly boundary of said proposed 60 foot easement for a distance of 78.20 feet; thence proceed North 41° 39' 34" West along the Easterly boundary of said proposed 60 foot easement for a distance of 205.30 feet; thence proceed North 26° 38' 18" West along the Easterly boundary of said proposed 60 foot easement for a distance of 92.27 feet; thence proceed North 13° 42' 57" West along the Easterly boundary of said proposed 60 foot easement for a distance of 129.26 feet; thence proceed North 20° 08' 21" East along the Easterly boundary of said proposed 60 foot easement for a distance of 42.98 feet; thence proceed North 37° 54' 08" East along the Easterly boundary of said proposed 60 foot easement for a distance of 397.75 feet; thence proceed North 20° 01' 09" East along the Easterly boundary of said proposed 60 foot easement for a distance of 98.64 feet; thence proceed North 05° 06' 20" West along the Easterly boundary of said proposed 60 foot easement for a distance of 140.86 feet (set ½" rebar CA-0114-LS), said point being located on the Southerly right-of-way of Joiner Town Road; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of a concave curve left having an arc length of 170.38 feet and a radius of 697.37 feet for a chord bearing and distance of North 51° 31' 28" East, 169.96 feet to the P. t. of said curve; thence proceed North 44° 31' 31" East along the Southerly right-of-way of said road for a distance of 378.36 feet to the P. C. of a concave curve right having an arc length of 230.59 feet and a radius of 508.85 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 57° 30' 26" East, 228.62 feet to the P. T. of said curve; thence proceed North 70° 29' 21" East along the Southerly right-of-way of said road for a distance of 395.61 feet to the P. C. of a concave curve right having an arc length of 198.34 feet and a radius of 372.21 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 85° 45' 17" East, 196.00 feet to the P. T. of said curve; thence proceed South 78° 58' 47" East along the Southerly right-of-way of said road for a distance of 172.82 feet to the P. C. of a concave curve left having an arc length of 582.47 feet and a radius of 455.64 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 64° 23' 54" East, 543.61 feet to the P. T. of said curve; thence proceed North 27° 46' 35" East along the Southerly right-of-way of said road for a distance of 110.57 feet to the P. C. of a concave curve right having an arc length of 215.40 feet and a radius of 379.75 feet for a chord bearing and distance of North 44° 01' 32" East, 212.52 feet (set ½" rebar CA-0114-LS); thence proceed South 00° 39' 57" East for a distance of 1214.18 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth, the Southwest one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Southwest one-fourth of Section 1 and the Northeast one-fourth of the Northeast one-fourth, the Northwest one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Northwest one-fourth of Section 12, Township 21 South, Range 2 West, Shelby County, Alabama and contains 60.00 Acres.

AND ALSO GRANTED A PROPOSED 60 FOOT EASEMENT being described as follows, to-wit: A PROPOSED 60 FOOT EASEMENT BEING 30 feet in equal width on each side of the following described line: Commence at a concrete monument in place being the Southeast corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 89° 03' 03" West along the South boundary of Section 1 and is also the North boundary of Section 12, Township 21 South, Range 2 West for a distance of 660.78 feet to a concrete monument in place; thence proceed South 60° 37' 32" West for a distance of 1941.03 feet (set ½" rebar CA-0114-LS); thence proceed South 27° 22' 59" West for a distance of 30.0 feet to the centerline of said proposed 60 foot easement and the point of

beginning. From this beginning point proceed North 62° 37' 01" West along the centerline of said proposed 60 foot easement for a distance of 60.06 feet; thence proceed North 78° 05' 31" West along the centerline of said proposed 60 foot easement for a distance of 68.55 feet; thence proceed North 86° 35' 55" West along the centerline of said proposed 60 foot easement for a distance of 107.89 feet; thence proceed North 83° 51' 08" West along the centerline of said proposed 60 foot easement for a distance of 57.08 feet; thence proceed North 71° 32' 17" West along the centerline of said proposed 60 foot easement for a distance of 66.93 feet; thence proceed North 55° 36' 27" West along the centerline of said proposed 60 foot easement for a distance of 86.07 feet; thence proceed North 41° 39' 34" West along the centerline of said proposed 60 foot easement for a distance of 212.93 feet; thence proceed North 26° 38' 18" West along the centerline of said proposed 60 foot easement for a distance of 99.63 feet; thence proceed North 13° 42' 57" West along the centerline of said proposed 60 foot easement for a distance of 141.78 feet; thence proceed North 20° 08' 21" East along the centerline of said proposed 60 foot easement for a distance of 56.79 feet; thence proceed North 37° 54' 08" East along the centerline of said proposed 60 foot easement for a distance of 397.72 feet; thence proceed North 20° 01' 09" East along the centerline of said proposed 60 foot easement for a distance of 87.24 feet; thence proceed North 05° 06' 20" West along the centerline of said proposed 60 foot easement for a distance of 120.18 feet to it point of intersection with the Southerly right-of-way of Joiner Town Road and the termination of said proposed 60 foot easement.

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.
 Mailing Address 1400 Jack Warner Parkway
Tuscaloosa, AL 35404

Grantee's Name Westervelt Realty, Inc.
 Mailing Address 1400 Jack Warner Pkwy
Tuscaloosa, AL 35404

Property Address Land
tbd, AL 00000

Date of Sale November 29, 2022
 Total Purchase Price \$440,000.00

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).

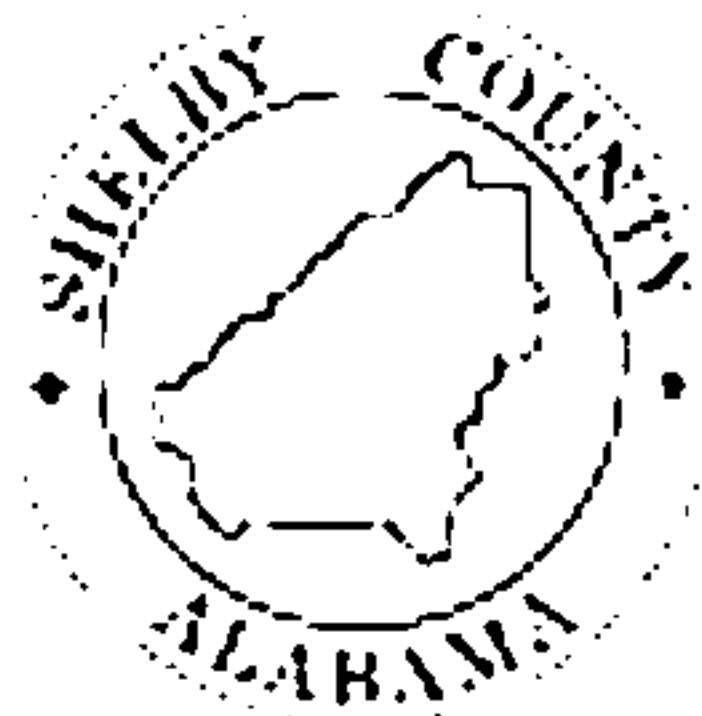
Date 11-29-2022 Print Catherine H. Scott

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****12/02/2022 08:02:57 AM****\$483.00 BRITTANI****20221202000438760****Form RT-1***Allen S. Bayl*