

Prepared By:
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Reagan Reeves & Associates, LLC
1 Perimeter Park South, Suite 440S
Birmingham, AL 35243

20221222000457820
12/22/2022 07:59:52 AM
DEEDS 1/4

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered to be effective this 15 day of December, 2022, by **Westervelt Realty, Inc.** (hereinafter referred to as the "Grantor"), to **Shelby County, Alabama** (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is given and accepted subject to (i) reservations, exceptions, instruments, covenants, and all other matters of record, (ii) matters that would be shown by a current, accurate survey of the Property, and (iii) rights of tenants (herein called the "Permitted Encumbrances"). Grantee, by its acceptance hereof, agrees to assume and be solely responsible for payment of all ad valorem taxes pertaining to the Property for the calendar year 2022 and subsequent years.

Seller/Grantor hereby reserves from the sale of the Property for itself and its successors and assigns, all interest in oil, gas, and other liquid or gaseous hydrocarbons including, without limitation, coal seam gas; coal; sand; gravel; clay, lignite; ironstone, limestone; dolomitic limestone and minerals of every nature, kind or description whatsoever now or hereafter susceptible to commercial exploitation (collectively "Mineral Resources") in or upon the Property, together with the usual and customary rights of ingress and egress to and from the lands for the purpose of exploring for such Mineral Resources by any and all means and for developing, producing extracting or removing therefrom by any means now in use or hereafter developed, including by surface and subsurface mining methods all such Mineral Resources, and to store, save, transport, treat, process market or otherwise utilize such Mineral Resources so produced. It is also understood Seller reserves all rights to use the pore spaces associated with the property and all rights to store and sequester carbon and other greenhouse gases on, in and

under the Property and all pore space rights associated with the Property. However, Seller/Grantor hereby waives for itself, its successors and assigns, all rights to access and utilize the surface of the Property and the first 300 hundred (300) feet below the surface of the Property for the purpose of extracting Mineral Resources.

OTHER THAN THE WARRANTY OF TITLE SET FORTH IN THIS DEED, GRANTOR CONVEYS THE PROPERTY TO GRANTEE AND BY ACCEPTING THIS DEED, GRANTEE ACCEPTS THE PROPERTY AS-IS, WHERE-IS, WITH ALL FAULTS AND

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

Subject to the Permitted Encumbrances, Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Westervelt Realty, Inc.
Address: 1400 Jack Warner Parkway
Address: Tuscaloosa, AL 35404
Attn.:

Grantee's Name and Mailing Address:

Shelby County, Alabama
Address: 200 W College Street, Room 123
Address: Columbiana, AL 35051
Attn.:

Property Address: Land, tbd, AL 00000

Date of Sale: Date first set forth above

Purchase Price: \$244,200.00

The Purchase Price can be verified by the closing statement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument to be effective as of the date first set forth above.

GRANTOR:

Westervelt Realty, Inc.

By:

Name:

Title:

[Signature]
Ray F. Robbins, III
Vice President

STATE OF ALABAMA)

COUNTY OF Tuscaloosa)

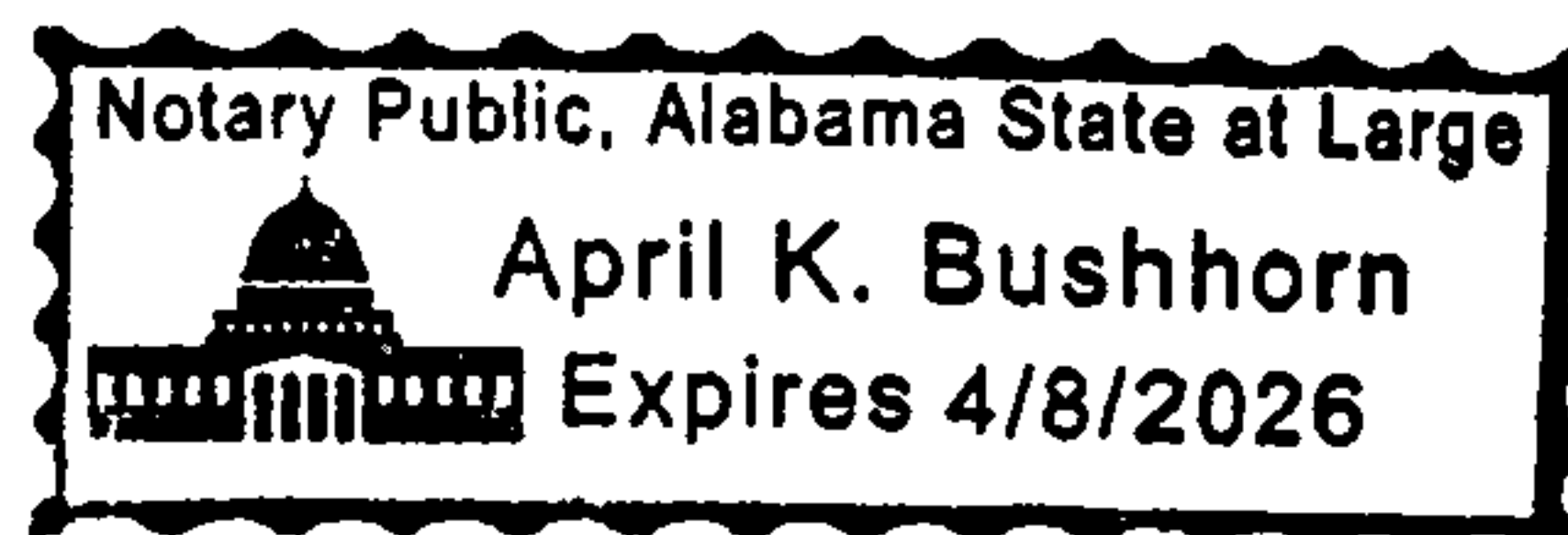
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ray F. Robbins, III, whose name as Vice President of Westervelt Realty, Inc., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 15 day of December 2022.

[SEAL]

[Signature]
Notary Public

My Commission Expires: _____



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EXHIBIT A

The Property

NE1/4 of the SE1/4, Section 27, Township 21 South, Range 1 East, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/22/2022 07:59:52 AM
\$32.00 BRITTANI
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Allen S. Bayl