

This Instrument was Prepared by:

Send Tax Notice To: Michael B. Carlisle
Virginia T. Carlisle

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-23-29242

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Seventy One Thousand Five Hundred Dollars and No Cents (\$171,500.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, Westervelt Realty, Inc., an Alabama Corporation, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Michael B. Carlisle and Virginia T. Carlisle, as joint tenants with right of survivorship (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

\$90,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, General Counsel & Secretary, who is/ are authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of June, 2023.

WESTERVELT REALTY, INC.

Ray F. Robbins II

Ray F. Robbins II
Vice President, General Counsel & Secretary

State of Alabama

County of ~~Shelby~~ Tuscaloosa

I, April Bushhorn, a Notary Public in and for said County in said State, hereby certify that Ray F. Robbins II as Vice President, General Counsel & Secretary of Westervelt Realty, Inc., an Alabama Corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 2023.

April K. Bushhorn
Notary Public, State of Alabama

My Commission Expires: 4/8/2026

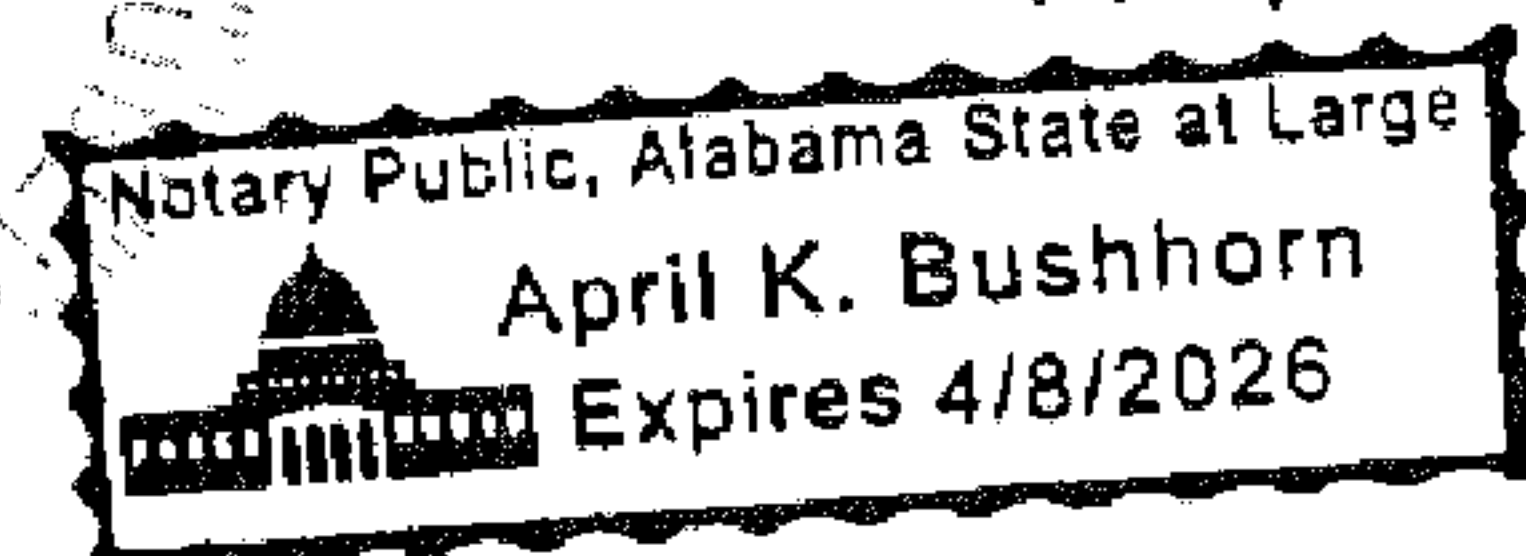


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commencing at a Concrete Monument accepted to mark the NE corner of Section 13, Township 21 South, Range 2 West; thence run South 01 degree 19 minutes 23 seconds East for a distance of 933.44 feet along the Eastern line of Section 13 to a set rebar and cap; thence run North 89 degrees 19 minutes 21 seconds West for a distance of 1033.61 feet to a set rebar and cap, which is the POINT OF BEGINNING, said rebar lying at the centerline of a 60' access and utility easement; thence run along the centerline of said access and utility easement to the following non-monumented points; thence run South 23 degrees 52 minutes 02 seconds East for a distance of 53.90 feet; thence run South 35 degrees 18 minutes 18 seconds East for a distance of 50.52 feet; thence run South 43 degrees 25 minutes 03 seconds East for a distance of 50.10 feet; thence run South 50 degrees 26 minutes 11 seconds East for a distance of 151.72 feet; thence run South 49 degrees 30 minutes 58 seconds East for a distance of 153.34 feet; thence run South 44 degrees 30 minutes 49 seconds East for a distance of 150.82 feet; thence run South 38 degrees 53 minutes 54 seconds East for a distance of 51.18 feet; thence run South 34 degrees 31 minutes 45 seconds East for a distance of 53.28 feet; thence run South 24 degrees 34 minutes 34 seconds East for a distance of 46.78 feet to a set rebar and cap, said rebar lying at the intersection of the Southern boundary of the tract and the access/utility easement; thence run North 89 degrees 19 minutes 21 seconds West for a distance of 1884.75 feet to a set rebar and cap, said rebar lying 25' East of the centerline of an existing un-named access road; thence run along a 25' offset of the existing un-named access road along the following non-monumented points; thence run North 01 degree 10 minutes 51 seconds East for a distance of 69.23 feet; thence run North 07 degrees 11 minutes 09 seconds East for a distance of 143.59 feet; thence run North 26 degrees 10 minutes 02 seconds East for a distance of 152.36 feet; thence run North 06 degrees 08 minutes 02 seconds West for a distance of 163.26 feet; thence run North 38 degrees 22 minutes 06 seconds West for a distance of 50.67 feet to a set rebar and cap, said rebar lying at the intersection of the northern boundary of the tract and the 25' offset from the existing un-named access road. Thence run South 89 degrees 19 minutes 21 seconds East for a distance of 1340.47 feet to a set rebar, said rebar being the POINT OF BEGINNING.

Seller 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 and hereafter susceptible to commercial exploitation (collectively "Mineral Resources") in or upon the property, together with the usual and customary right 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.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/21/2023 10:14:19 AM
 \$109.50 PAYGE
 20230721000218330

Allen S. Bayl

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.	Grantee's Name	Michael B. Carlisle Virginia T. Carlisle
Mailing Address	P.O. Box 48999 Tuscaloosa, AL 35404	Mailing Address	P.O. Box 271 Columbiana, AL 35051
Property Address	Vacant Land AL	Date of Sale	June 20, 2023
		Total Purchase Price	\$171,500.00
		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 of 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 July 13, 2023

Print Westervelt Realty, Inc.

Unattested

Allen S. Bayl
 (verified by)

Sign

Michael B. Carlisle, III
 (Grantor/Grantee/Owner/Agent) circle one