

This instrument prepared by:
Ray F. Robbins, III
The Westervelt Company, Inc.
1400 Jack Warner Parkway
Tuscaloosa, AL 35404

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.

Grantor reserves all mineral and mining rights.

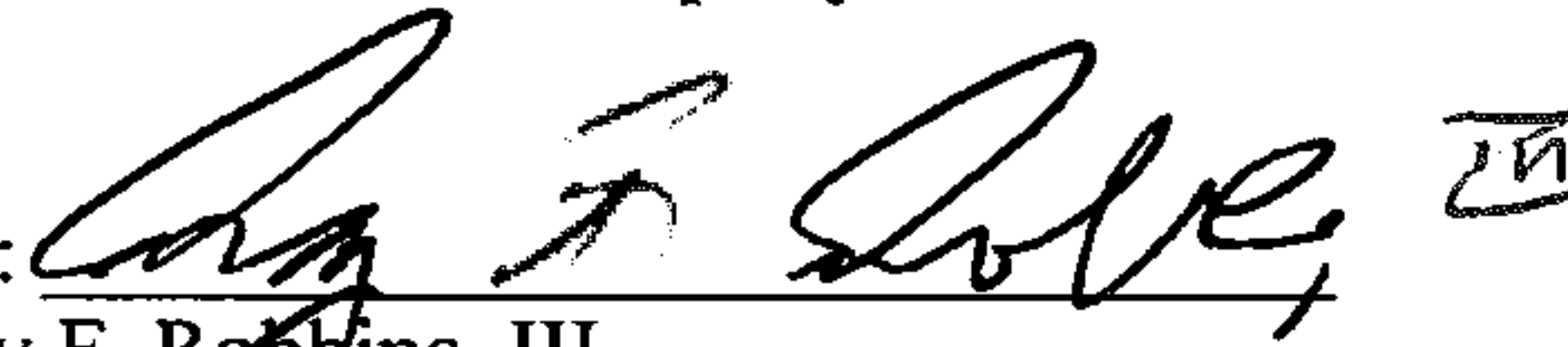
TO HAVE AND TO HOLD, the aforementioned real estate to the Grantee, its successors and assigns forever.

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 15 day of May, 2023.

The Westervelt Company

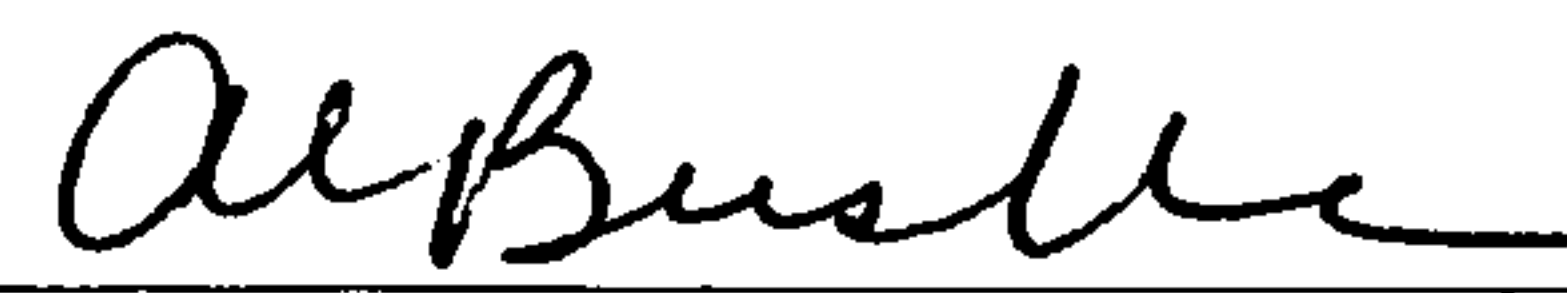
By: 
Ray F. Robbins, III
Its: Vice President

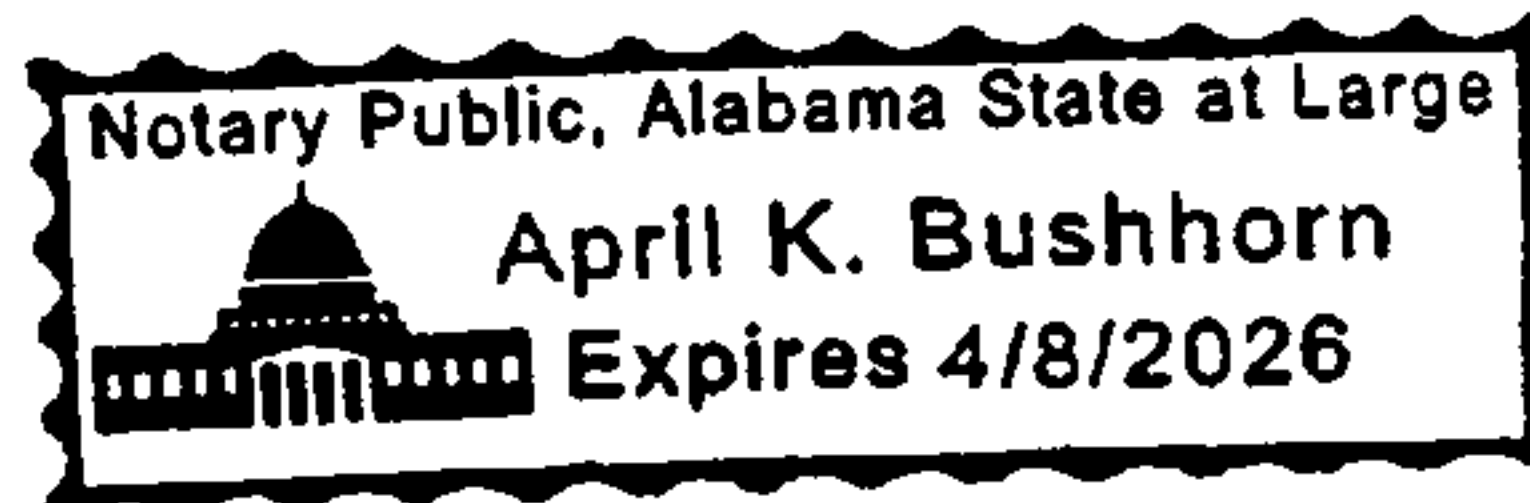
STATE OF ALABAMA)

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 15 day of May, 2023.


Notary Public
My Commission Expires: 4/8/2026



Grantee's Address:
The Westervelt Company, Inc.
1400 Jack Warner Parkway
Tuscaloosa, AL 35404

EXHIBIT "A"**Legal Description****Parcel I**

A parcel of land located in a part of the NE 1/4 of the SE 1/4 of Section 31, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the northeast corner of said NE1/4-SE1/4, said point being a 3" capped pipe, having a NAD83 Alabama State Plane West Zone Coordinate of (N=1152040.8725 - E=2157288.3438), and run N 87°47'33" W, along the north line of aid NE1/4-SE1/4 of said Section 31, a distance of 1284.97', to a 1-1/4" open pipe and the northwest corner of said NE1/4-SE1/4; thence S 00°36'13" E, along the west line of said NE1/4-SE1/4, a distance of 497.68', to a capped rebar (Smith); thence continue S 00°36'13" E, along the west line of said NE1/4-SE1/4, a distance of 747.31', to a capped rebar (Smith) and a point on the northeasterly right-of-way of Shelby County Highway 22; thence S 45°00'53" E, along said northeasterly right-of-way of said Shelby County Highway 22, a distance of 42.87', to a capped rebar (Smith); thence N 00°36'13" W, leaving said right-of-way, a distance of 752.38', to a capped rebar (Smith); thence S 50°10'59" E, leaving said 1/4-1/4 line, a distance of 1012.60', to a capped rebar (Smith); thence N 36°57'25" E, a distance of 237.33', to a capped rebar (Smith); thence N 18°56'53" E, a distance of 245.67', to a capped rebar (Smith); thence N 88°18'45" E, a distance of 268.78', to a capped rebar (Smith) and a point on the east line of said NE1/4-SE1/4; thence N 01°41'15" W, along the east line of said NE1/4-SE1/4, a distance of 692.18', to the point of beginning.

SAID PARCEL OF LAND CONTAINS 24.82 ACRES MORE OR LESS.

Parcel II

A parcel of land located in parts of the SW 1/4 of the SE 1/4 and SE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the southeast corner of said SW1/4-SE1/4 and the northeast corner of Lot 2 of J & J Farms(Map Bk 45-PG 54), said point being a railroad rail, having a NAD83 Alabama State Plane East Zone Coordinate of (N=1123879.7398 - E=2258169.3828), and run S 87°56'07" W, along the south line of said SW1/4-SE1/4 and north line of said Lot 2 of J & J Farms, a distance of 437.69', to a capped rebar (Smith); thence N 02°03'53" W, leaving 1/4-1/4 line, a distance of 637.67', to a capped rebar (Smith); thence N 87°56'07" E, a distance of 637.67', to a capped rebar (Smith); thence S 02°03'53" E, a distance of 637.67', to a capped rebar (Smith) and a point on the south line of said SE1/4-SE1/4; thence S 87°56'07" W, along said south 1/4-1/4 line, a distance of 199.98', to the point of beginning.

SAID PARCEL OF LAND CONTAINS 9.33 ACRES MORE OR LESS.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File #: E-5637

Grantor's Name The Westervelt Company, Inc.Mailing Address 1400 Jack Warner Pkwy
Tuscaloosa, AL 35403Property Address Shelby County Alabama - Maylene Tract
Maylene, AL 00000Grantee's Name Westervelt Realty, Inc.Mailing Address 1400 Jack Warner Pkwy
Tuscaloosa, AL 35403Date of Sale August 22, 2023Total Purchase Price \$

Or

Actual Value \$223,000.00

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: X 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 8-21-2023Print Catherine H Scott Unattested

(verified by)

Sign Catherine H Scott

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/21/2023 10:24:32 AM
\$254.00 PAYGE
20230821000250260

Form RT-1*Allen S. Bevil*