



20230821000251300 1/4 \$131.00
Shelby Cnty Judge of Probate, AL
08/21/2023 03:41:49 PM FILED/CERT

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 Shelby 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)

Shelby County, AL 08/21/2023
State of Alabama
Deed Tax: \$100.00



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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 28th day of July, 2023.

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.

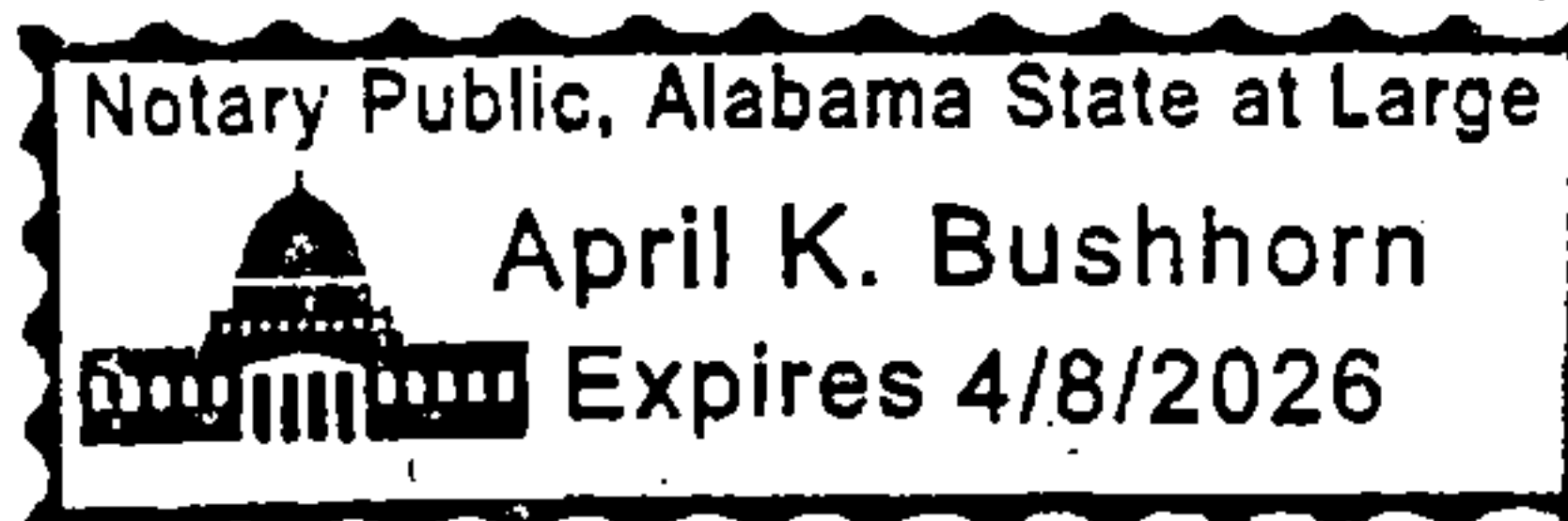
Given under my hand and official seal this 28th day of July, 2023.

[Signature]

Notary Public

My Commission Expires: 4/8/2024

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





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EXHIBIT "A"

Legal Description

PARCEL NO. 1:

A parcel of land located in Township 21 South, Range 1 West, Shelby County and being more particularly described as follows:

All that part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23.

All that part of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 23; less and except the following parcel being more particularly described as follows: as a point of commencement start at a concrete monument accepted to mark the Southwest corner of the Southwest quarter of the Northwest quarter, thence run N89d12'19"E and along the South boundary of said Southwest quarter of the Northwest quarter for a distance of 257.50 ft to a rebar and the point of beginning of the parcel described herein, thence continue N89d12'19"E and along the South boundary of said Southwest quarter of the Northwest quarter for a distance 291.27 ft to a rebar; thence run N29d11'19"W for a distance of 131.68 ft to a rebar; thence run S69d35'07"W for a distance of 149.59 ft to a rebar; thence run S52d25'03"W for a distance of 109.57 ft to the point of beginning.

Less and except all easements and right-of-ways.

PARCEL NO. 2:

A part of the Southwest quarter of the Northwest quarter of Section twenty-three (23), Township twenty-one (21) South, Range one (1) West, Shelby County, Alabama; said parcel being more particularly described as follows: as a point of commencement start at a concrete monument accepted to mark the Southwest corner of the Southwest quarter of the Northwest quarter, thence run N89d12'19"E and along the South boundary of said Southwest quarter of the Northwest quarter for a distance of 257.50 ft to a set rebar and the point of beginning of the parcel described herein, thence continue N89d12'19"E and along the South boundary of said Southwest quarter of the Northwest quarter for distance of 291.27 ft to a set rebar; thence run N29d11'19"W for a distance of 131.68 ft to a set rebar; thence run S69d35'07"W for a distance of 149.59 ft to a set rebar; thence run S52d25'03"W for a distance of 109.57 ft to the point of beginning.



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Real Estate Sales Validation

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name The Winstone Company
Mailing Address 1402 Jack Warner Pkwy
Tuscaloosa AL
35404

Grantee's Name Winstone Realty Tr
Mailing Address 1402 Jack Warner Pkwy
Tuscaloosa AL
35404

Property Address Township 21 South
Range 1 West
SW 1/4 of the NE 1/4
Section 23

Date of Sale 7-28-2023
Total Purchase Price \$ _____
or
Actual Value \$ 100,000
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other was for

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 8-21-23

Print

Sean S. Brown

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1