

THIS INSTRUMENT WAS PREPARED BY
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of One Hundred Sixty-one Thousand Three Hundred Thirty and no/100 Dollars (\$161,330.00) paid by Shelby County, Alabama, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Westervelt Realty, Inc.**, an Alabama corporation ("Grantor"), does grant, bargain, sell, and convey unto **Shelby County, Alabama**, a political subdivision of the State of Alabama ("Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part
and parcel hereof as fully as if set out herein, said Exhibit "A" is
signed by Grantor for identification.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 Grantor reserves all rights to use the pore spaces associated with the Property and all rights to store and sequester carbon and other greenhouse gases in, on and under the Property. Grantor hereby waives for itself, its successors and assigns, all rights to access and utilize the surface of the Property and the first three hundred (300) feet below the surface of the Property for the purpose of extracting Mineral Resources.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

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: Grantee's Name and Mailing Address:

Westervelt Realty, Inc.	Shelby County, Alabama
1400 Jack Warner Parkway NE	200 West College Street
Tuscaloosa, AL 35404	Columbiana, AL 35051

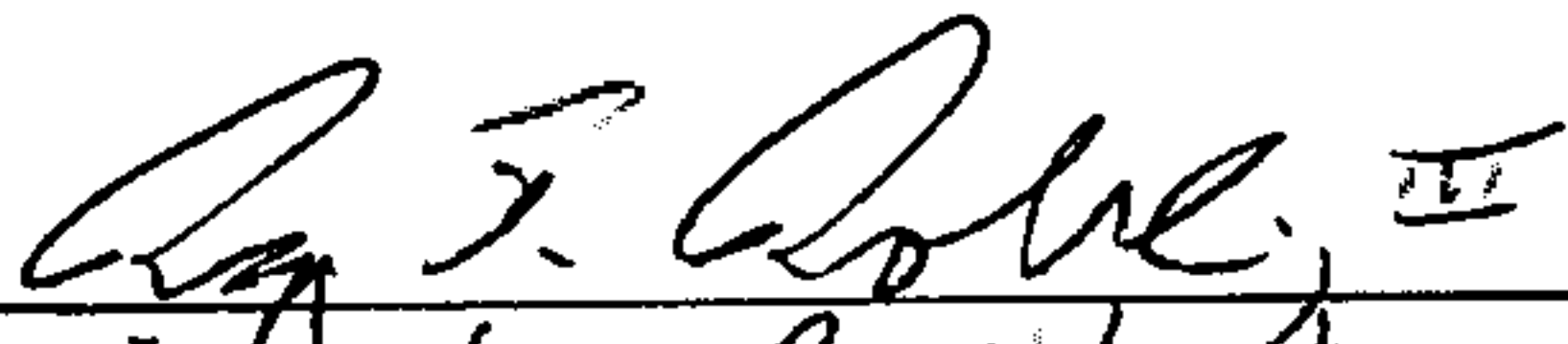
Property Address: See Exhibit "A"

Purchase Price: \$161,330.00

(signatures and acknowledgments on following page)

IN WITNESS WHEREOF, the undersigned hereunto sets hand and seal this 15th day
of August, 2023.

WESTERVELT REALTY, INC.,
an Alabama corporation

By:  (SEAL)
Its Vice President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
_____, whose name as _____ of Westervelt
Realty, Inc, an Alabama corporation, 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 such instrument,
___he, as such _____ and with full authority, executed the same voluntarily for
and as the act of Westervelt Realty, Inc.

Given under my hand and official seal, this the _____ day of _____, 2023.

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

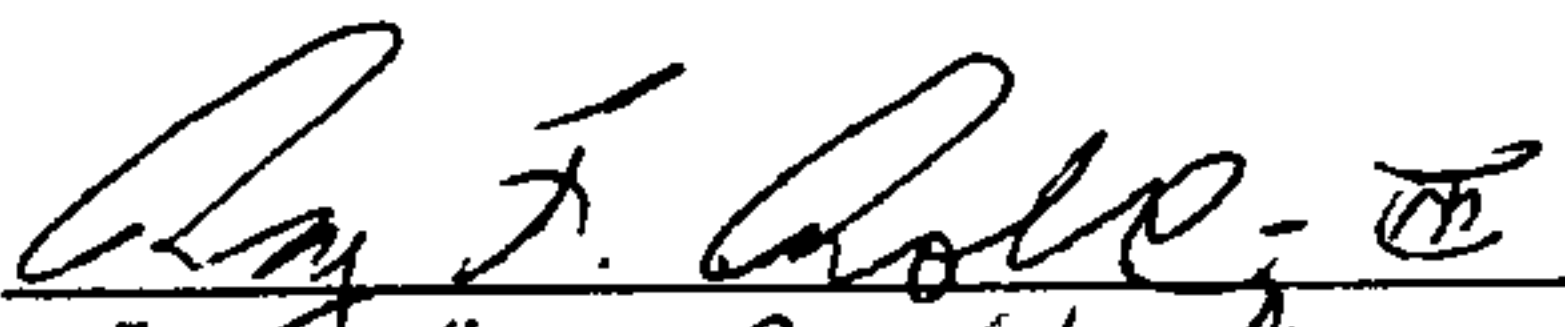
A parcel of land located in a part of the NE 1/4 of the SE 1/4 of Section 31, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the northeast corner of said NE 1/4-SE 1/4, 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 North 87 degrees 47 minutes 33 seconds West, along the North line of said NE 1/4-SE 1/4 of said Section 31, a distance of 1284.97 feet to a 1-1/4" open pipe and the northwest corner of said NE 1/4-SE 1/4; thence South 00 degrees 36 minutes 13 seconds East, along the West line of said NE 1/4-SE 1/4, a distance of 497.68 feet, to a capped rebar (Smith); thence continue South 00 degrees 36 minutes 13 seconds East, along the West line of said NE 1/4-SE 1/4, a distance of 747.31 feet; to a capped rebar (Smith) and a point on the northeasterly right of way of Shelby County Highway 22; thence South 45 degrees 00 minutes 53 seconds East, along said northeasterly right of way of said Shelby County Highway 22, a distance of 42.87 feet to a capped rebar (Smith); thence North 00 degrees 36 minutes 13 seconds West, leaving said right of way, a distance of 752.38 feet to a capped rebar (Smith); thence South 50 degrees 10 minutes 59 seconds East, leaving said 1/4-1/4 line, a distance of 1012.60 feet to a capped rebar (Smith); thence North 36 degrees 57 minutes 25 seconds East, a distance of 237.33 feet to a capped rebar (Smith); thence North 18 degrees 56 minutes 53 seconds East, a distance of 245.67 feet to a capped rebar (Smith); thence North 88 degrees 18 minutes 45 seconds East, a distance of 268.78 feet to a capped rebar (Smith); and a point on the East line of said NE 1/4-SE 1/4; thence North 01 degree 41 minutes 15 seconds West, along the East line of said NE 1/4-SE 1/4, a distance of 692.18 feet to the point of beginning.

According to the survey of Smith and Associates, LLC, date May 8, 2023.

SIGNED FOR IDENTIFICATION:

Westervelt Realty, Inc.

By: 
Its Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Sacramento }
On August 15, 2023 before me, Lisa S. Williams, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Ray Frank Robbins III
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lisa S. Williams
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

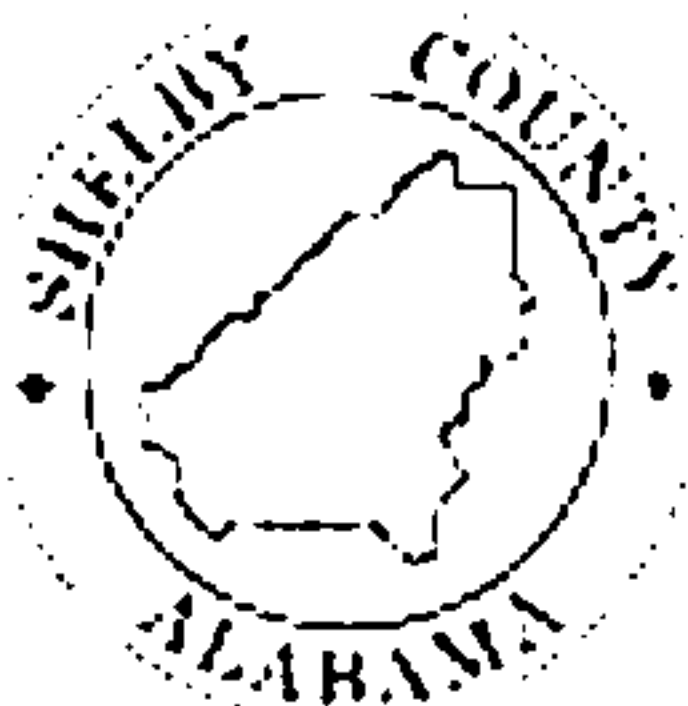
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____
Signer is Representing: _____

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____
Signer is Representing: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/23/2023 11:15:03 AM
\$32.00 BRITTANI
20230823000253770

Alicia S. Bayl