

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 Sixty Thousand Six Hundred Forty-five and no/100 Dollars (\$60,645.00) 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:                      \$60,645.00

(signatures and acknowledgments on following page)

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

WESTERVELT REALTY, INC.,  
an Alabama corporation

By: [Signature] (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”

STATE OF ALABAMA  
COUNTY OF SHELBY

LEGAL DESCRIPTION

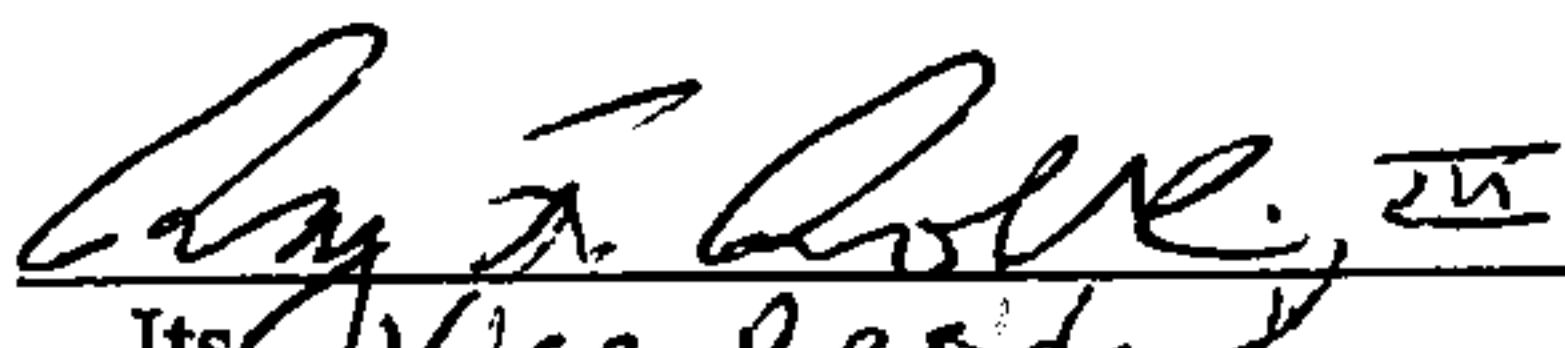
A parcel of land located in parts of the SW 1/4 of the SE 1/4 and SE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

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.

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

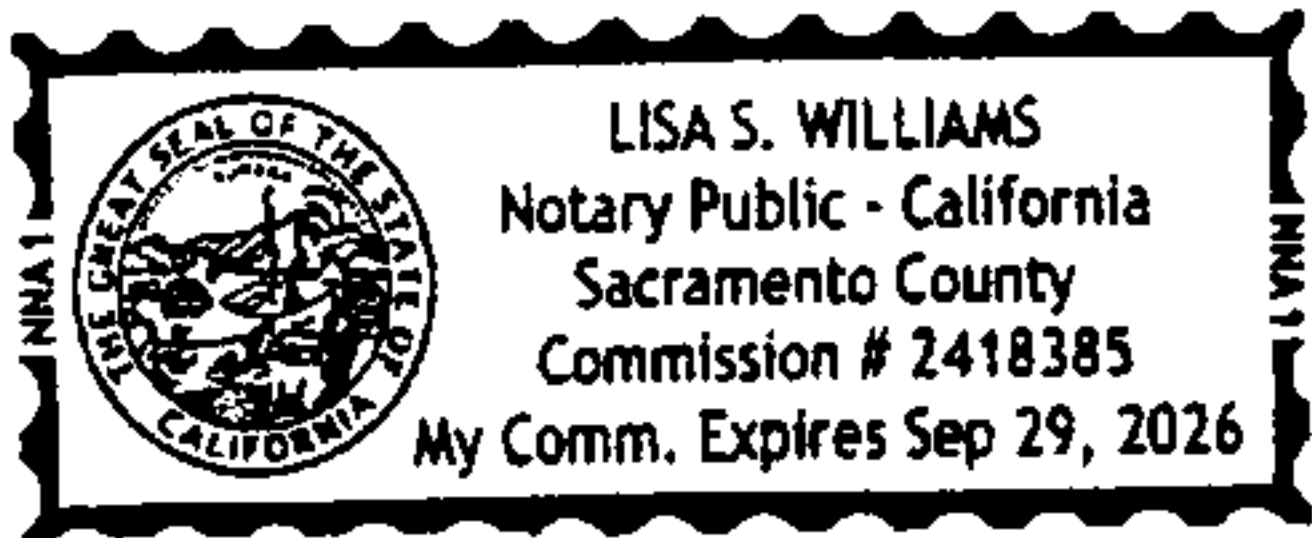
County of

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 II  
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.



Place Notary Seal and/or Stamp Above

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

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

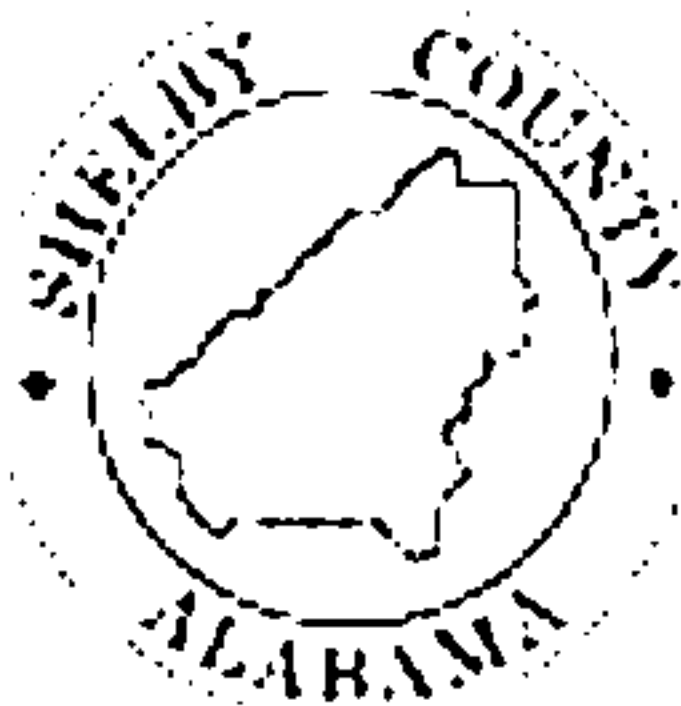
☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other:

Signer is Representing:

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Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/23/2023 11:17:13 AM  
\$32.00 PAYGE  
20230823000253800

Allen S. Bayl