

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


20231030000319010 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/30/2023 03:46:43 PM FILED/CERT

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Four Hundred Thirty-one Thousand Three Hundred Twenty-five and no/100 Dollars (\$431,325.00) 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.

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:

Westervelt Realty, Inc.
1400 Jack Warner Parkway NE
Tuscaloosa, AL 35404

Grantee's Name and Mailing Address:

Shelby County, Alabama
200 West College Street
Columbiana, AL 35051

Property Address: See Exhibit "A"

Purchase Price: \$431,325.00

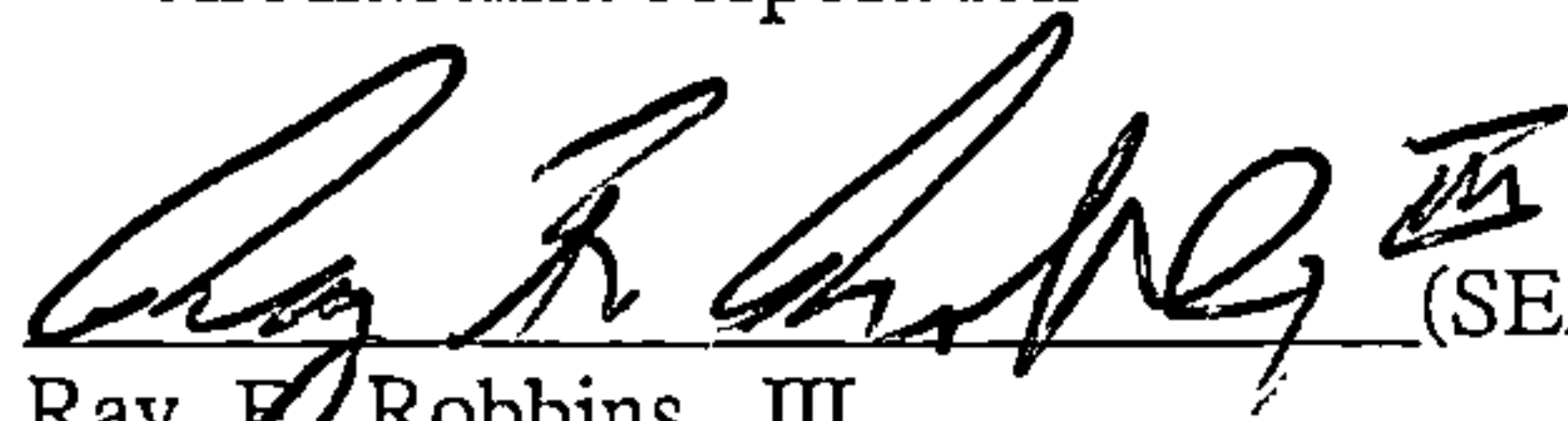
(signatures and acknowledgments on following page)

IN WITNESS WHEREOF, the undersigned hereunto sets hand and seal this 26th day
of October, 2023.



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WESTERVELT REALTY, INC.,
an Alabama corporation

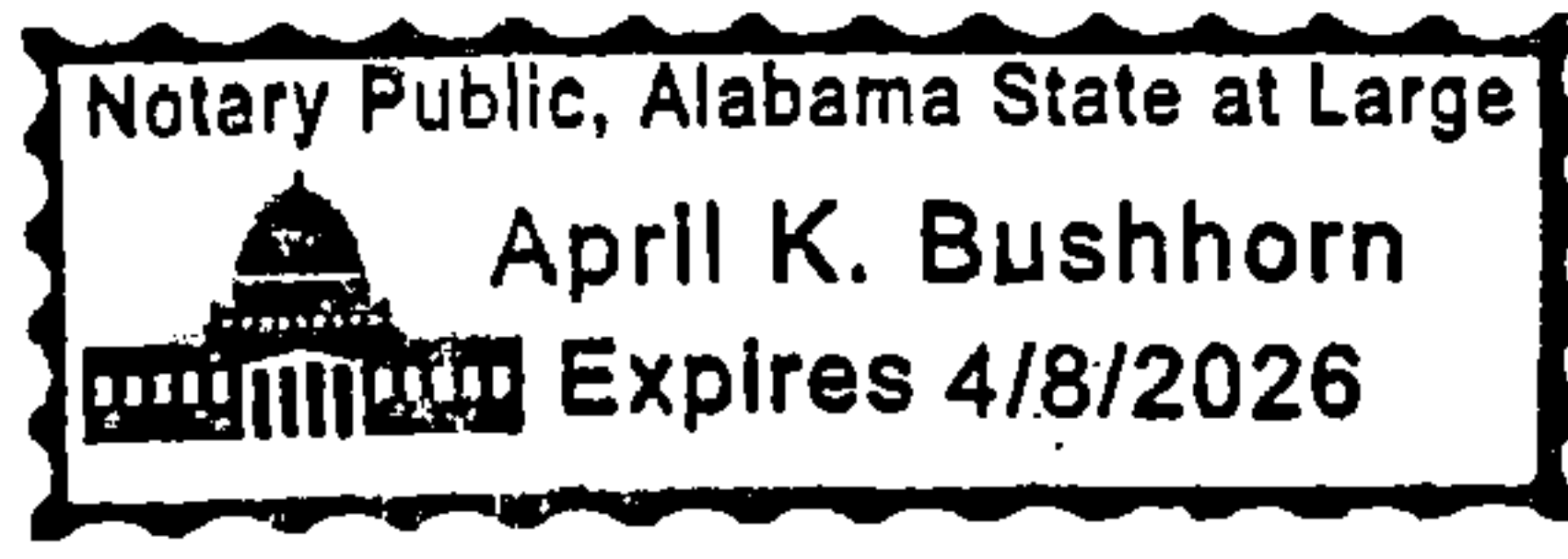
By:  (SEAL)
Ray F. Robbins, III
Its: Vice President & General Counsel

STATE OF ALABAMA
SHELBY COUNTY

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 & General Counsel 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, in his capacity 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 26th day of October, 2023.


Notary Public





20231030000319010 3/4 \$32.00
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EXHIBIT "A"
LEGAL DESCRIPTION

Legal Description for Parcel 1

A parcel of land located in parts of the SW1/4-NW1/4 and the NW1/4-SW1/4 of Section 20, Township 21 South, Range 01 West, Shelby County, Alabama, and being more particularly described as follows:

COMMENCE at the southwest corner of said Section 20, said point being a concrete monument and railroad rail, and run N 00°52'15" W, along the west line of the SW1/4-SW1/4 of said Section 20, a distance of 1318.80', to a 1/2" rebar and rock pile, the southwest corner of the NW1/4-SW1/4 and the POINT OF BEGINNING; thence N 89°19'50" E, along the south line of said NW1/4-SW1/4, a distance of 915.61', to a capped rebar (Smith); thence N 03°16'46" W, leaving said 1/4-1/4 line, a distance of 513.76', to a capped rebar (Smith) and a point of curve; thence with a curve turning to the left with an arc length of 51.55', with a radius of 1530.00', with a chord bearing of N 04°14'40" W, with a chord length of 51.55', to a capped rebar (Smith); thence N 05°12'35" W, a distance of 377.98', to a capped rebar (Smith) and a point of curve; thence with a curve turning to the left with an arc length of 272.27', with a radius of 220.00', with a chord bearing of N 40°39'50" W, with a chord length of 255.22', to a capped rebar (Smith); thence N 76°07'05" W, a distance of 30.22', to a capped rebar (Smith) and a point of curve; thence with a curve turning to the right with an arc length of 319.59', with a radius of 285.00', with a chord bearing of N 43°59'35" W, with a chord length of 303.11', to a capped rebar (Smith); thence N 11°52'05" W, a distance of 256.16', to a capped rebar (Smith) and a point of curve; thence with a curve turning to the left with an arc length of 34.41', with a radius of 1030.00', with a chord bearing of N 12°49'30" W, with a chord length of 34.41', to a capped rebar (Smith); thence N 13°46'56" W, passing through an offset capped rebar (Smith) set at 247.14', a distance of 297.14', to the centerline of Big Creek; thence along the centerline of said Big Creek the following bearings and distances: S 76°13'04" W, a distance of 30.06'; thence S 47°25'15" W, a distance of 24.34'; thence S 29°45'48" W, a distance of 25.86'; thence S 25°05'27" W, a distance of 28.91'; thence S 02°41'54" E, a distance of 57.78'; thence S 40°45'21" E, a distance of 59.92'; thence S 24°00'51" E, a distance of 74.59'; thence S 09°01'32" E, a distance of 124.44'; thence S 12°26'53" W, a distance of 83.10'; thence S 34°01'23" W, a distance of 34.64'; thence S 45°35'47" W, a distance of 51.16'; thence S 34°09'53" W, a distance of 30.03'; thence S 17°09'20" W, a distance of 57.36'; thence S 42°18'30" W, a distance of 20.32'; thence S 77°49'42" W, a distance of 23.84'; thence N 79°24'03" W, a distance of 34.30'; thence N 64°30'19" W, a distance of 34.67'; thence N 33°34'26" W, a distance of 44.09'; thence N 52°13'51" W, a distance of 57.03'; thence S 84°21'01" W, a distance of 43.24'; thence S 48°32'24" W, a distance of 35.49', to the intersection of said centerline of Big Creek and the west line of the SW1/4-NW1/4 of said Section 20; thence S 00°45'25" E, leaving said creek centerline and along the west line of said SW1/4-NW1/4 and NW1/4-SW1/4, passing through a concrete monument at 23.92', a distance of 1396.68', to the point of beginning.

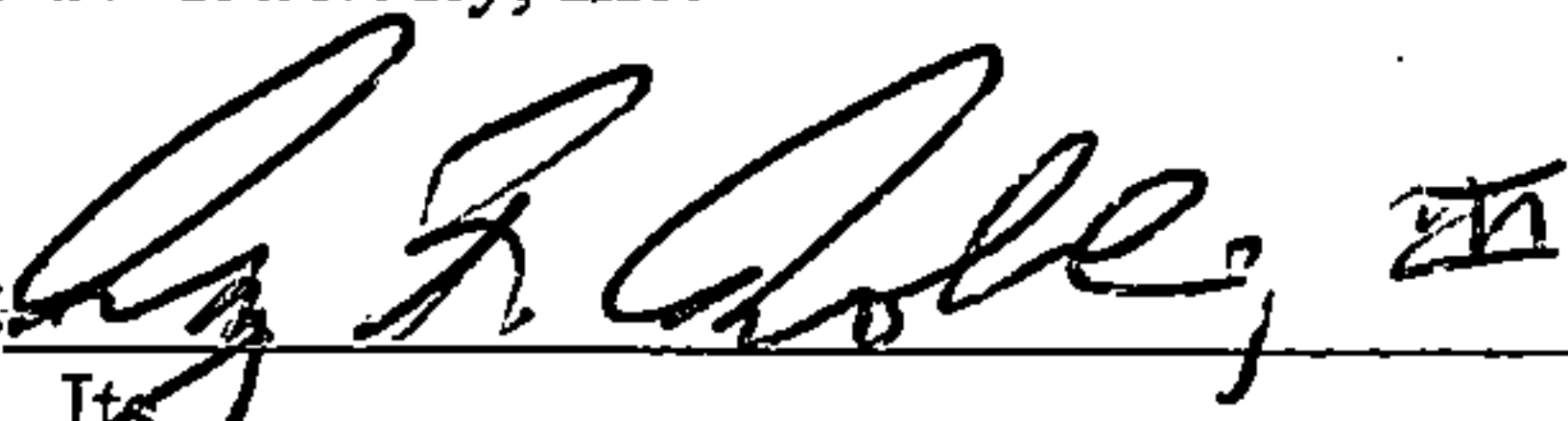
Legal Description for Parcel 2

A parcel of land located in part of the NW1/4-NW1/4 of Section 29, Township 21 South, Range 01 West, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the northwest corner of said Section 29, said point being a concrete monument and railroad rail, and run S 00°26'21" W, along the west line of said NW1/4-NW1/4, a distance of 1329.82', to a railroad rail and the southwest corner of said NW1/4-NW1/4; thence N 88°21'33" E, along the south line of said NW1/4-NW1/4, a distance of 1320.86', to a 1" open pipe; thence N 00°22'03" E, along the east line of said NW1/4-NW1/4, a distance of 300.84', to a capped rebar (Smith) and a point of curve; thence leaving said 1/4-1/4 line with a curve turning to the right with an arc length of 252.38', with a radius of 220.00', with a chord bearing of N 66°55'23" W, with a chord length of 238.77', to a capped rebar (Smith); thence N 34°03'33" W, a distance of 267.19', to a capped rebar (Smith) and a point of curve; thence with a curve turning to the right with an arc length of 702.26', with a radius of 843.50', with a chord bearing of N 10°12'30" W, with a chord length of 682.15', to a capped rebar (Smith); thence N 13°38'34" E, a distance of 24.43', to a capped rebar (Smith) and a point on the north line of said NW1/4-NW1/4; thence S 88°41'29" W, along said north 1/4-1/4 line, a distance of 827.84', to the point of beginning.

SIGNED FOR IDENTIFICATION

Westervelt Realty, Inc.

By: 
Its _____



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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.
Mailing Address 1400 Jack Warner Pkwy NE
Tuscaloosa, AL 35404

Grantee's Name Shelby County, Alabama
Mailing Address 200 West College Street
Columbiana, AL 35051

Property Address Columbina, AL
Vacant Land
Shelby County, Alabama

Date of Sale 10-26-23
Total Purchase Price \$ 431,325.00

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 10-30-23

Print Frank C. Ellis

☐ Unattested

Sign

Frank C. Ellis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1