

This instrument prepared by:
Ray F. Robbins, III
The Westervelt Company, Inc.
P. O. Box 48999
Tuscaloosa, AL 35404-8999

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:

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

NW ¼ of Section 2, lying west of County Rd. 47 (Chelsea Rd.)
NE ¼ of Section 3, lying South of Lakewood Lane
E ½ of NE ¼ of NW ¼ of Section 3, lying South of Lakewood Lane
E ½ of the SE ¼ of the NW ¼ of Section 3
NE ¼ of the NW ¼ of the SE ¼ of Section 3
N ½ of the NE ¼ of the SE ¼ of Section 3
N ½ of the S ½ of the NE ¼ of the SE ¼ of Section 3

Being further identified on the map attached hereto and incorporated herein.

Less and except all easements and rights-of-way.

Grantor hereby reserves all mineral and mining rights.

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

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 9th day of January, 2024.

The Westervelt Company

By: Ray F. Robbins, III

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.

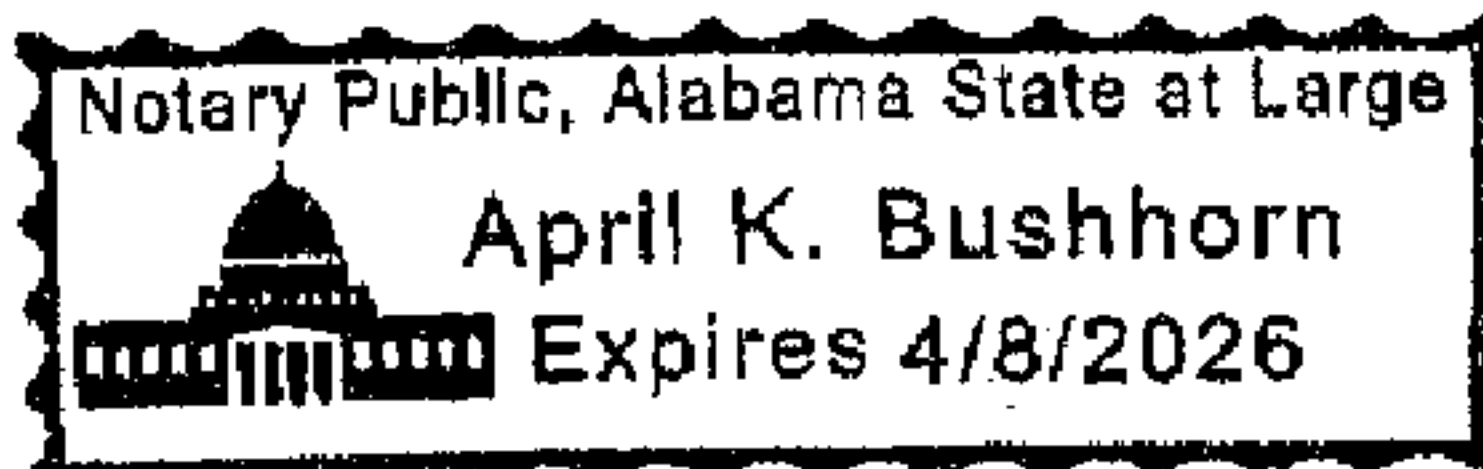
Given under my hand and official seal this 9th day of January, 2024.

April K. Bushhorn

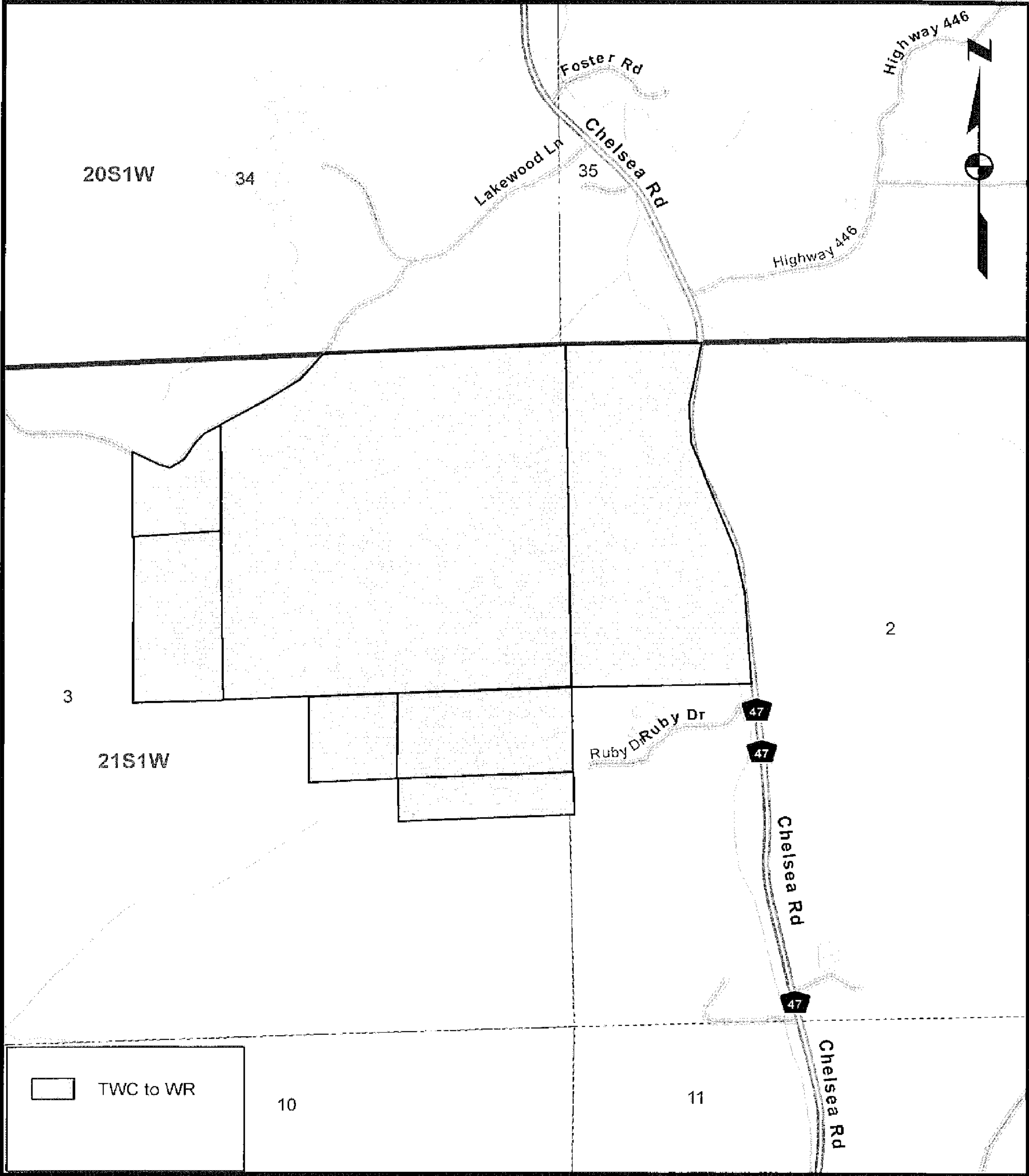
Notary Public

My Commission Expires: 4/8/2026

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



Exhibit





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/13/2024 09:46:35 AM
 \$131.00 PAYGE
 20240213000036110

Allen S. Bayl

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 Company
 Mailing Address P.O. Box 48999
Tuscaloosa, AL
35404

Grantee's Name Westervelt Realty, Inc
 Mailing Address P.O. Box 48999
Tuscaloosa, AL
35404

Property Address Vacant land

Date of Sale 1-9-24
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 100,000

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 tax Value

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 1-9-24

Print Mike T. Atkinson

Unattested

(verified by)

Sign Mike T. Atkinson

(Grantor/Grantee/Owner/Agent) circle one