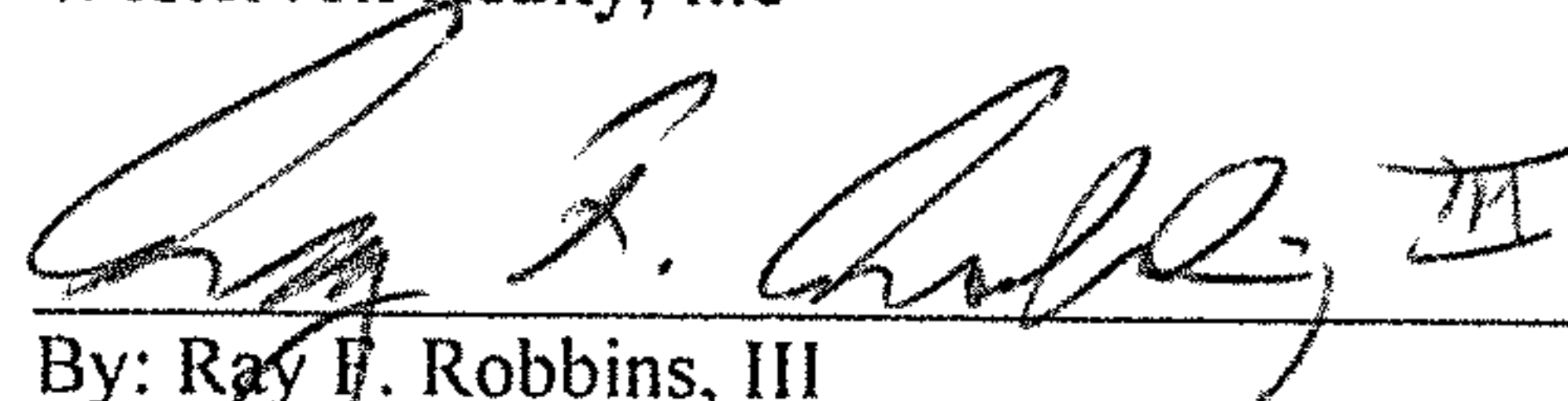


authority to sell and convey the same as aforesaid; that said Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

IN WITNESS WHEREOF, the said Grantor, by its officer who is duly authorized to execute this conveyance, has hereto set his signature and seal this the 20th day of March 2023.

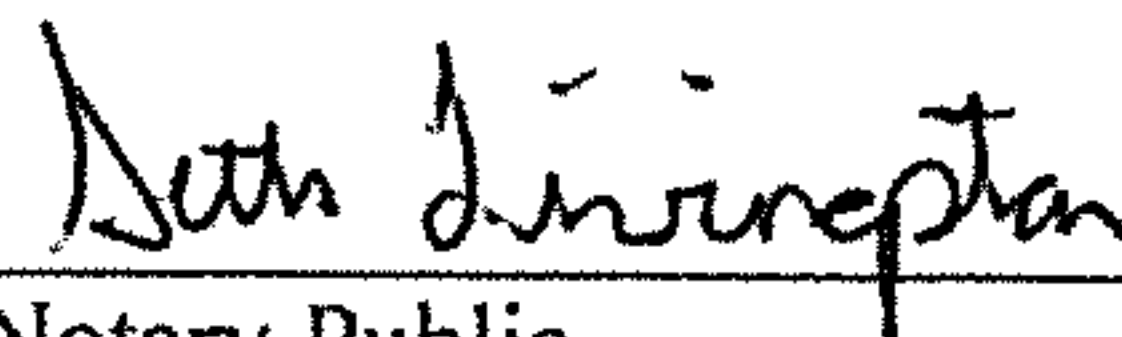
Westervelt Realty, Inc


By: Ray F. Robbins, III
Its: Vice President

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ray F. Robbins, III, whose name as Vice President of Westervelt Realty, Inc is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 20th day of March, 2024.


Notary Public
My Commission Expires: 2/24/2025

**My Commission Expires:
February 24, 2025**

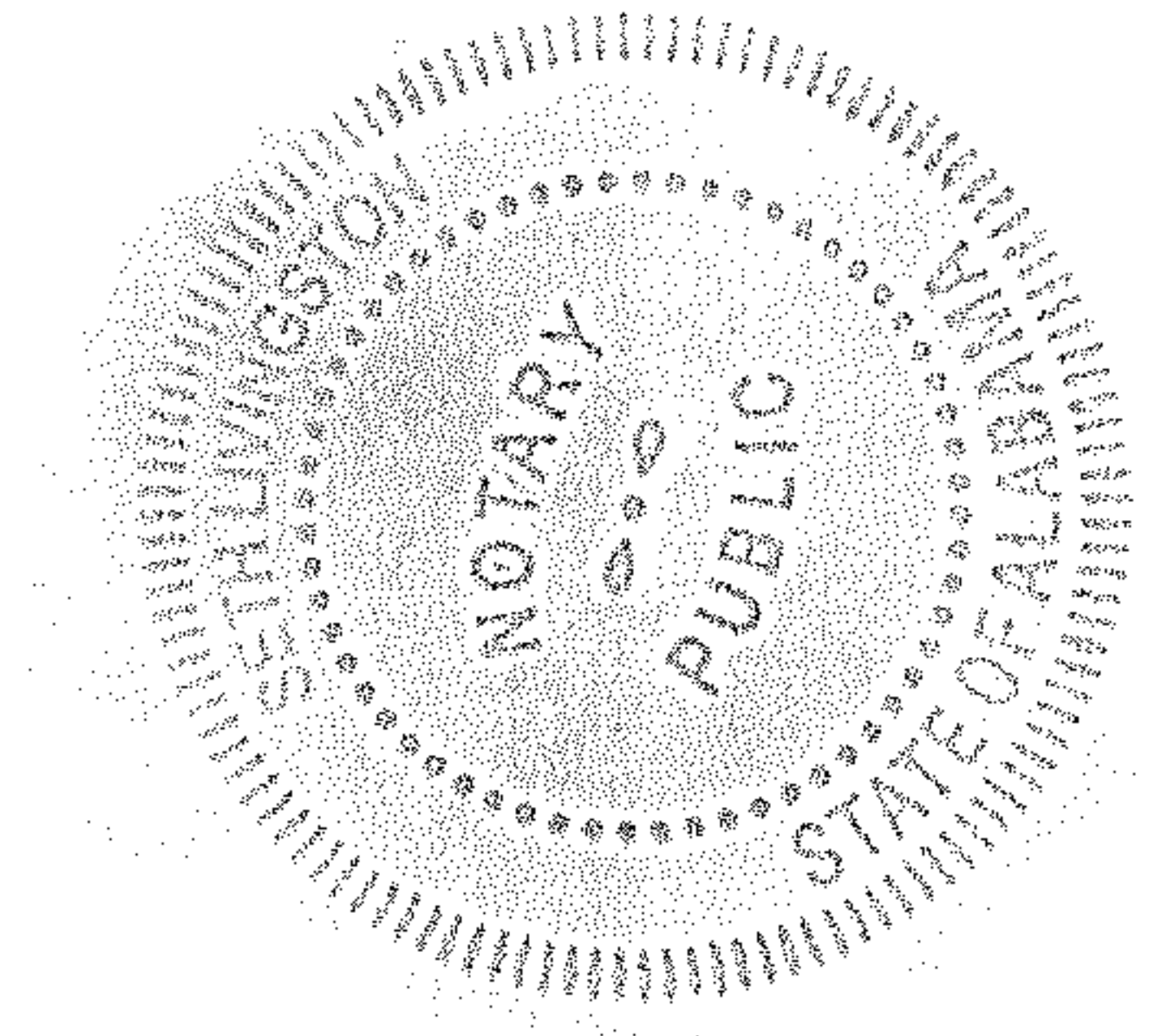


EXHIBIT "A"**Legal Description:**

Commence at a railroad rail in place being the Northwest corner of Section 2, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 88° 45' 39" East along the North boundary of said Section 2 for a distance of 964.65 feet (set ½" rebar CA-0114-LS) said point being located on the Westerly right-of-way of Shelby County Highway 47; thence proceed Southwesterly along the Westerly right-of-way of said road and along the curvature of a concave curve right having an arc length of 106.74 feet and a radius of 889.89 feet for a chord bearing and distance of South 06° 43' 17" West, 106.68 feet to the P. T. of said curve; thence proceed South 10° 09' 27" West along the Westerly right-of-way of said road for a distance of 225.85 feet to the P. C. of a concave curve left having an arc length of 737.07 feet and a radius of 1164.86 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 07° 58' 11" East, 724.83 feet to the P. T. of said curve; thence proceed South 26° 05' 48" East along the Westerly right-of-way of said road for a distance of 131.95 feet, said point being the point of beginning. From this beginning point proceed South 26° 05' 48" East along the Westerly right-of-way of said road for a distance of 258.77 feet to the P. C. of a concave curve right having an arc length of 424.20 feet and a radius of 1237.67 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 16° 16' 41" East, 422.12 feet to the P. T. of said curve; thence proceed South 06° 27' 32" East along the Westerly right-of-way of said road for a distance of 833.55 feet (set ½" rebar CA-0114-LS); to a point on the South boundary of the Southeast one-fourth of the Northwest one-fourth of said Section 2; thence proceed South 88° 39' 46" West along the South boundary of said quarter-quarter section and along the South boundary of the Southwest one-fourth of the Northwest one-fourth for a distance of 1368.46 feet to a 1" pipe in place, said point being the Southwest corner of the Southwest one-fourth of the Northwest one-fourth of said Section 2, said point also being the Northeast one-fourth of the Northeast one-fourth of the Southeast one-fourth of Section 3, Township 21 South, Range 1 West; thence proceed South 00° 16' 33" East along the East boundary of said Northeast one-fourth of the Southeast one-fourth for a distance of 773.00 feet (set ½" rebar CA-0114-LS); thence proceed South 80° 19' 51" West for a distance of 358.83 feet (set ½" rebar CA-0114-LS), said point being a point that is 15 feet East of the centerline of an existing woods road; thence proceed along a line that is 15 feet East of the centerline of an existing woods road the following bearings and distances: North 53° 06' 37" West , 57.64 feet; North 77° 32' 33" West , 52.81 feet; North 88° 04' 03" West , 144.83 feet; North 75° 43' 01" West , 57.56 feet; North 60° 29' 05" West , 54.89 feet; North 51° 26' 04" West , 88.89 feet; North 43° 24' 50" West , 476.35 feet; North 36° 51' 29" West , 123.38 feet; North 44° 23' 10" West , 59.77 feet; North 63° 40' 36" West , 54.74 feet; North 76° 22' 42" West , 67.59 feet; North 81° 45' 04" West , 227.36 feet; North 70° 39' 58" West , 80.63 feet; North 57° 36' 49" West , 76.94 feet; North 48° 43' 23" West , 241.68 feet; North 63° 00' 15" West , 200.65 feet; North 74° 09' 16" West , 66.91 feet; North 84° 41' 07" West , 59.48 feet; South 83° 34' 24" West , 66.01 feet; South 76° 05' 46" West , 69.33 feet; South 70° 46' 03" West , 107.71 feet; South 81° 50' 41" West , 75.43 feet; South 89° 55' 18" West , 137.28 feet; North 85° 35' 07" West , 107.79 feet; North 73° 43' 09" West , 57.18 feet; North 55° 23' 30" West , 52.78 feet; North 35° 06' 34" West , 60.24 feet; North 18° 50' 21" West , 135.28 feet; North 30° 04' 15" West , 82.29 feet; North 38° 14' 17" West , 254.14 feet; North 24° 35' 08" West , 74.26 feet; North 11° 08' 37" West , 112.81 feet; North 04° 21' 19" East , 56.17 feet; North 11° 22' 25" East , 90.19 feet; North 01° 57' 10" East , 61.91 feet; North 18° 23' 24" West , 56.83 feet; North 29° 05' 15" West , 98.95 feet; North 12° 23' 47" West , 50.53 feet; North 12° 22' 05" East ,

40.69 feet; North 32° 11' 16" East , 136.30 feet; thence proceed North 88° 21' 22" East for a distance of 4170.66 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northwest one-fourth and the Southeast one-fourth of the Northwest one-fourth of Section 2 and the Northeast one-fourth of the Northeast one-fourth, the Northwest one-fourth of the Northeast one-fourth, the Southwest one-fourth of the Northeast one-fourth, the Southeast one-fourth of the Northeast one-fourth, the Northeast one-fourth of the Southeast one-fourth, the Northwest one-fourth of the Southeast one-fourth, the Southeast one-fourth of the Northwest one-fourth and the Northeast one-fourth of the Northwest one-fourth of Section 3, Township 21 South, Range 1 West, Shelby County, Alabama and contains 158.04 acres.

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 Werner Pkwy
Tuscaloosa, AL 35404

Grantee's Name Gallant Lake, LLC
Mailing Address 120 Bishop Circle
Pelham, AL 35124

Property Address N/A

Date of Sale 03/20/2024

Total Purchase Price \$ 948,240.00

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

Print Ray R. Robbins III

Unattested

Sign [Signature]

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/04/2024 02:17:16 PM
\$982.50 BRITTANI
20240404000095250

Form RT-1

Allen S. Boyd