This instrument prepared by: Gregory D. Harrelson, Esq 111 Owens Pkwy #A Birmingham, AL 35244 Hoover, AL 35244

Send Tax Notice to: Gallant Lake, LLC 120 Bishop Circle Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA	,)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten & 00/100 dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Westervelt Realty, Inc., an Alabama corporation (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Gallant Lake, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit "A" attached hereto and incorporated herein

Subject to:

- 1. Taxes and assessments for the current year and subsequent years;
- 2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
- 3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
- 4. Title to any portion of the land lying within any roadways;
- 5. Current Zoning and Use Restrictions.

Seller/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; 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. The Seller/Grantor further reserves the right to sequester carbon and other greenhouse gases on, in and under the surface of the Property and all pore space rights associated with the property. However, Seller/Grantor does waive all rights to access and utilize the surface of the Property for any purpose, whatsoever, including without limitation (a) the right to perform or have performed, mining or extraction activities on the surface of the Property or in the first three hundred (300) feet below the surface of the Property; and (b) the right to access from the surface of the Property, or from or within the first three hundred (300) feet under the surface of the Property, the Mineral Resources.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

And the Grantor hereby covenants with said Grantee that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right and lawful

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

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 onefourth 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 1/2" 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 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 Southeast one-fourth of the Southeast 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 Alahama 1975. Section 40-22-1

Grantor's Name	Westervelt Realty, Inc	Grantee's Name	
Mailing Address	1400 Jack Werner Pkwy	Mailing Address	
	Tuscaloosa, AL 35404		Pelham, AL 35124
Property Address	N/A	Date of Sale	03/20/2024
		Total Purchase Price	**************************************
		or Aptual Malua	<u>ተ</u>
		Actual Value or	D
		Assessor's Market Value	\$
	ne) (Recordation of document	this form can be verified in the entary evidence is not required and appraisal of the original	The state of the s
	document presented for reco this form is not required.	ordation contains all of the red	quired information referenced
		Instructions he name of the person or pe	rsons conveying interest
Grantee's name ar to property is being		the name of the person or pe	ersons to whom interest
Property address -	the physical address of the	property being conveyed, if a	available.
Date of Sale - the	date on which interest to the	property was conveyed.	
•	ce - the total amount paid for the instrument offered for re	the purchase of the property	y, both real and personal,
conveyed by the ir		This may be evidenced by a	n appraisal conducted by a
excluding current of variables of variables.	use valuation, of the property		
accurate. I further	•	atements claimed on this for	ed in this document is true and may result in the imposition
Date		Print Ray Rob	0/n5 ZI
Unattested		Sign Sign	2, II.
	(verified by)	Filed and Recorded Grantor/Grantor Official Public Records Judge of Probate, Shelby County Alabama, County Clerk	ee/Owner/Agent) circle one Form RT-1

Shelby County, AL 04/04/2024 02:17:16 PM \$982.50 BRITTANI 20240404000095250

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