

This instrument was Prepared by:

Send Tax Notice To: Heritage Oaks Investments, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 36051  
File No.: MV-24-29888

### CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eight Hundred Sixty Seven Thousand Seven Hundred Ninety Eight Dollars and Fifty One Cents (\$867,798.51)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Westervelt Realty, Inc.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Heritage Oaks Investments, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Vice President who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of April, 2024.

WESTERVELT REALTY, INC.

Ray F. Robbins III  
Ray F. Robbins III  
Vice President & General Counsel

State of Alabama

County of Tuscaloosa

I, April K. Bushhorn, a Notary Public in and for said County in said State, hereby certify that Ray F. Robbins III as Vice President and General Counsel 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 19th day of April, 2024.

April K. Bushhorn  
Notary Public, State of Alabama

My Commission Expires: April 8, 2026  
Notary Public, Alabama State at Large  
**April K. Bushhorn**  
Expires 4/8/2026

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that part of the S 1/2 of SE 1/4 of SW 1/4, Section 26, Township 20 South, Range 1 West, lying East of County Road 47.

E 1/2 of NW 1/4; NE 1/4 of SW 1/4, Section 35, Township 20 South, Range 1 West.

All situated in Shelby County, Alabama.

Seller 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 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, extraction or removing therefrom by any means now in use or hereafter developed, including by surface and subsurface mining methods all such mineral resources so produced.

### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Westervelt Realty, Inc.</u>	Grantee's Name	<u>Heritage Oaks Investments, LLC</u>
Mailing Address	<u>P.O. Box 489999</u> <u>TUSCALOOSA AL 35404</u>	Mailing Address	<u>121 Bishop Circle</u> <u>Pelham, AL 35124</u>
Property Address	<u>0 County Road 446</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u></u>
		Total Purchase Price	<u>\$867,798.51</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	Closing Statement	<u></u>	

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 of 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 April 11, 2024

Print Westervelt Realty, Inc.

Unattested

Al Bush  
(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/19/2024 02:48:00 PM  
\$896.00 JOANN  
20240419000114580

Alvin S. Boyd

Form RT-1