

This Instrument was Prepared by

Mike T. Alchisor, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Michael Steve Brothers
Kimberly Ann Brothers

108 Shalimar Trace
Alabaster AL 35007

**CORPORATION STATUTORY
WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Seventeen Thousand Six Hundred Dollars and No Cents (\$217,600.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, The Westervelt Company, A Delaware Corporation, (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 Michael Steve Brothers and Kimberly Ann Brothers, (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 *as joint tenants with right
of survivorship

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$174,080.00 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 THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

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 17th day of April, 2024.

THE WESTERVELT COMPANY, A DELAWARE
CORPORATION

Ray F. Robbins III
Vice President

State of Alabama

County of Tuscaloosa

I, April Bushhorn, Notary Public in and for said County in said State, hereby certify that Ray F. Robbins III as Vice President of The Westervelt Company, A Delaware Corporation 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 17th day of April, 2024.

April Bushhorn
Notary Public, State of Alabama

My Commission Expires: 4/8/2026

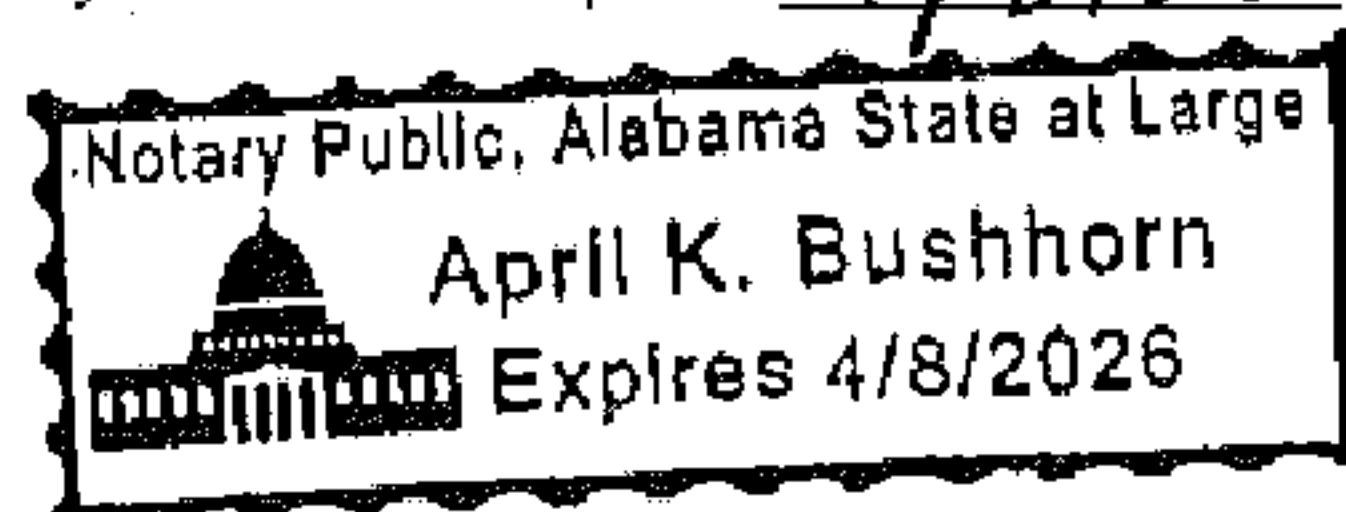


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE 1/4 of Section 13, Township 21 South, Range 2 West and the NW 1/4 of Section 13, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

BEGINNING at a Concrete Monument accepted to mark the NE corner of Section 13, Township 21 South, Range 2 West; thence run South 06 degrees 05 minutes 43 seconds East for a distance of 939.43 feet to a set rebar and cap; thence run North 89 degrees 19 minutes 21 seconds West for a distance of 78.20 feet to a set rebar and cap; thence run North 89 degrees 19 minutes 21 seconds West for a distance of 1033.61 feet to a set rebar and cap, said rebar lying at the centerline of a 60' access and utility easement; thence run along the centerline of said access and utility easement to the following non-monumented points; Thence run North 18 degrees 39 minutes 35 seconds West for a distance of 462.42 feet; thence run North 14 degrees 32 minutes 37 seconds West for a distance of 101.44 feet; thence run North 07 degrees 52 minutes 39 seconds West for a distance of 102.40 feet; thence run North 00 degrees 43 minutes 20 seconds West for a distance of 102.33 feet; thence run North 02 degrees 31 minutes 32 seconds East for a distance of 152.88 feet; thence run North 03 degrees 11 minutes 50 seconds West for a distance of 62.02 feet to a set rebar and cap, said rebar lying at the intersection of the Northern boundary of the tract and the access/utility easement, said point lying on the Northern line of Section 13; thence run South 88 degrees 50 minutes 10 seconds East for a distance of 1194.49 feet along lying on the Northern line of Section 13 to a concrete monument found, said concrete monument being the POINT OF BEGINNING.

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 (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 purposes 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.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/23/2024 02:45:05 PM
 \$72.00 PAYGE
 20240423000118800

Allen S. Byrd

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
 Mailing Address Tuscaloosa AL

Grantee's Name Michael Brothers
 Mailing Address 108 Shalimar Tr
Alabaster AL
35007

Property Address 752 Haven Farm Dr
Columbiana AL
35051

Date of Sale 4-23-24
 Total Purchase Price \$ 217,600
 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 4-23-24

Unattested

(verified by)

Print Mike T. Atchison

Sign

Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1