

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.

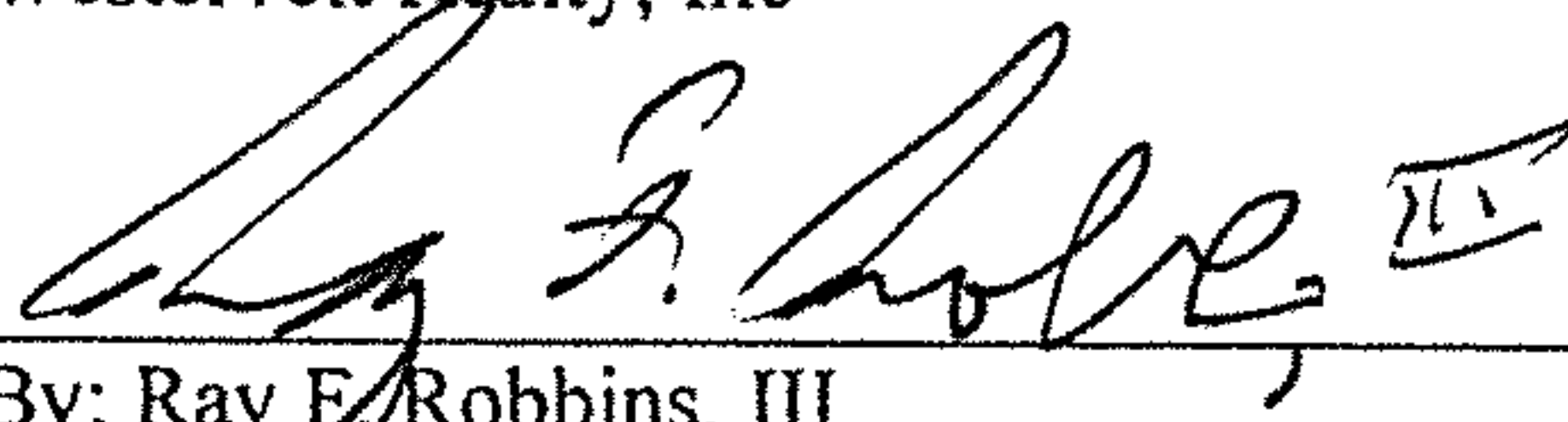
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

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 9th day of April 2024.


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 9th day of April, 2024.


Notary Public
My Commission Expires: 4/8/2026

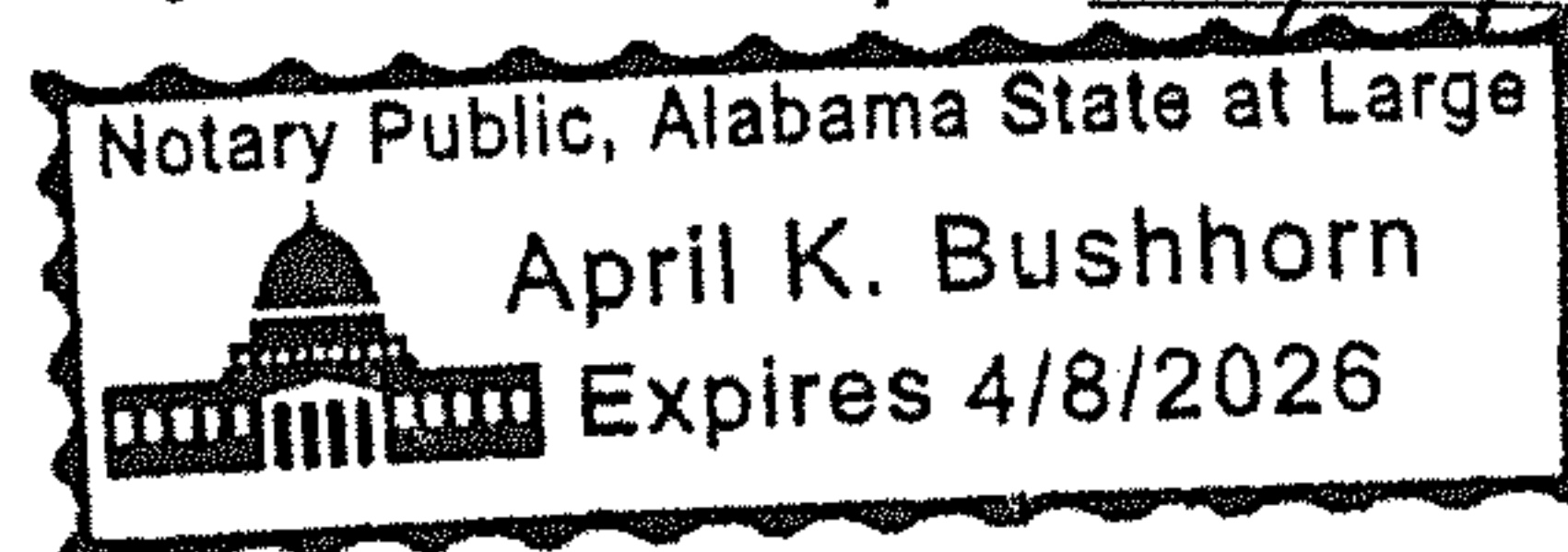


EXHIBIT "A"

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, said point being the point of beginning. From this beginning point 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; thence proceed South 88° 21' 22" West for a distance of 4170.66 feet to 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 25° 07' 28" East, 93.47 feet; North 18° 05' 11" East, 127.89 feet; North 12° 21' 06" East, 104.45 feet; North 40° 43' 05" East, 87.67 feet; North 43° 11' 09" East, 113.05 feet; North 37° 03' 40" East, 118.56 feet; North 43° 52' 51" East, 66.54 feet; North 56° 07' 55" East, 65.95 feet; North 61° 23' 28" East, 245.52 feet; North 63° 00' 11" East, 169.19 feet; North 56° 46' 45" East, 135.50 feet; North 51° 56' 13" East, 191.20 feet; North 48° 51' 25" East, 109.84 feet; North 42° 58' 35" East, 73.14 feet; North 36° 16' 01" East, 77.33 feet to a point on the North boundary of Section 3, Township 21 South, Range 1 West, which is also the North boundary of the Northwest one-fourth of the Northeast one-fourth of said Section 3; thence proceed North 88° 25' 48" East along the North boundary of said quarter-quarter section for a distance of 533.23 feet to a railroad rail in place being the Northeast corner of said quarter-quarter section which is also the Northwest corner of the Northeast one-fourth of the Northeast one-fourth of said Section 3; thence proceed North 88° 27' 36" East along the North boundary of said quarter-quarter section for a distance of 631.58 feet to a 1" crimp top pipe in place; thence proceed North 88° 20' 37" East along the North boundary of said quarter-quarter section for a distance of 717.06 feet to the point of beginning.

The above described land is located in 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 and the Northeast one-fourth of the Northwest one-fourth of Section 3, Township 21 South, Range 1 West, Shelby County, Alabama and contains 95.55 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 Warner 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 04/11/2024

Total Purchase Price \$ 573,300.00

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

☐ Appraisal

☒ Sales Contract

☐ Other

☒ Closing Statement

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 4-11-24

Print

Roger Robb, III

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/26/2024 01:07:09 PM
\$604.50 PAYGE
20240426000122490

Allen S. Boyd

Form RT-1

