

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 35051  
File No.: MV-24-29687

**CORPORATION FORM WARRANTY DEED**

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Six Hundred Forty Eight Thousand Two Hundred Twelve Dollars and Sixty Nine Cents (\$648,212.69), 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 10th day of May, 2024.

WESTERVELT REALTY, INC.

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

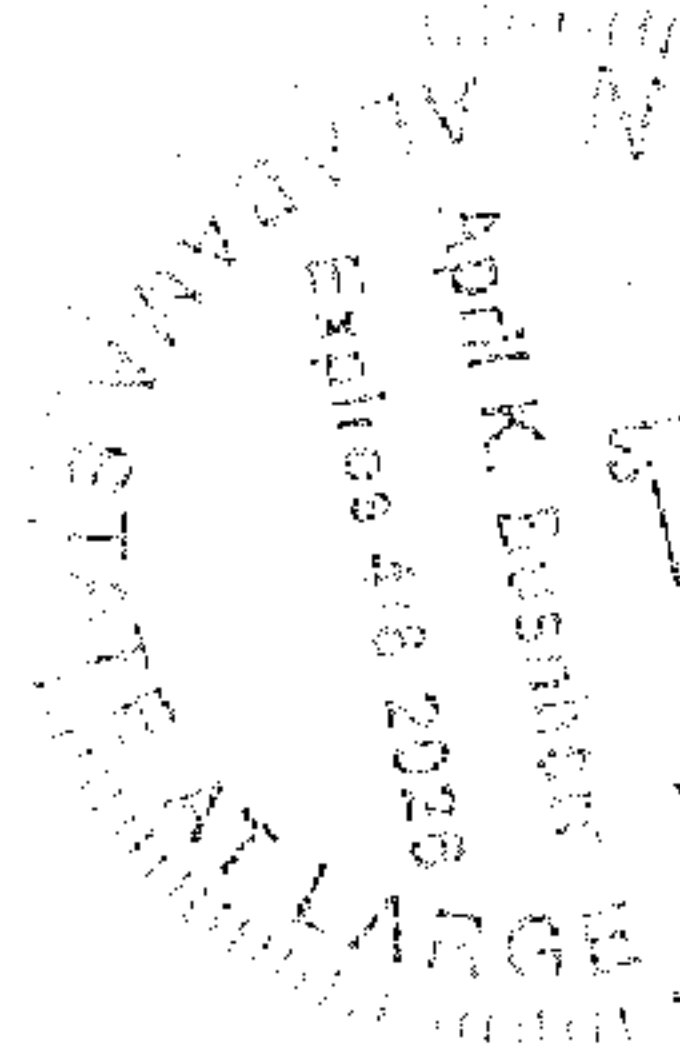
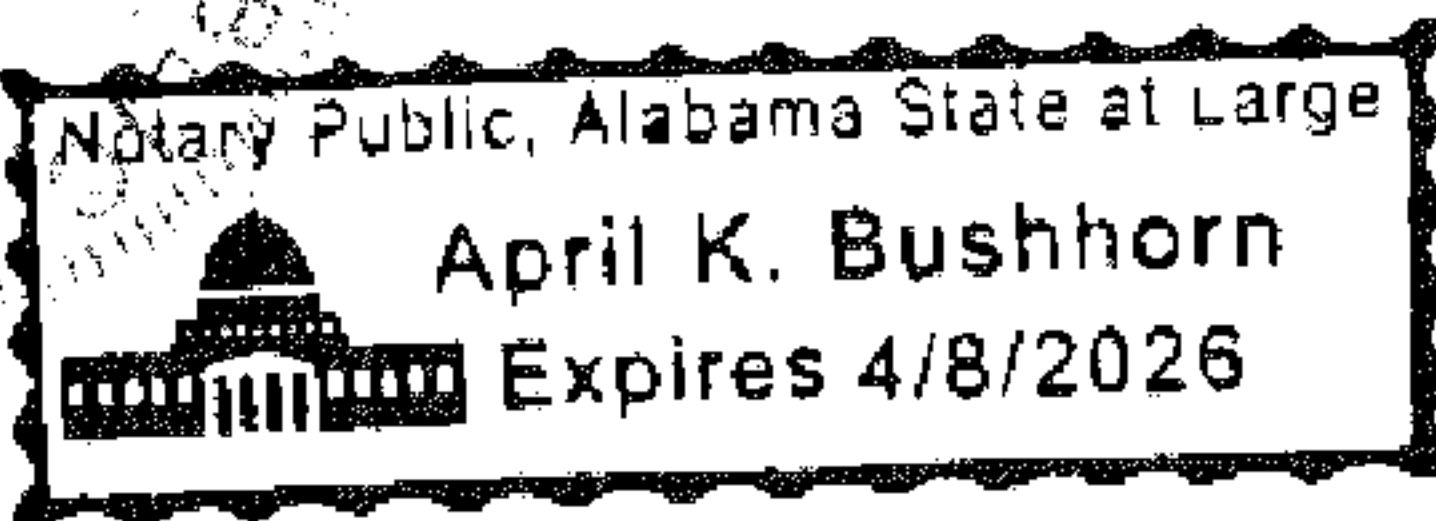
State of Alabama

County of ~~Shelby~~ Tuscaloosa

I, April Bushhorn 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 10th day of May, 2024.

*April Bushhorn*  
Notary Public, State of Alabama  
My Commission Expires: 4/8/2026



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

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

All NE 1/4, Section 35, Township 20 South, Range 1 West, lying West of County Road 446.

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.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/17/2024 01:33:56 PM**  
**\$676.50 PAYGE**  
**20240517000147370**

*Allie S. Bayl*

**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>1400 Jack Warner Pkwy</u> <u>Tuscaloosa AL 35404</u>	Mailing Address	<u>121 Bishop Cir.</u> <u>Pelham AL 35124</u>
Property Address	<u>0 County Road 446</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>May 17, 2024</u>
		Total Purchase Price	<u>\$648,212.69</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 <u>May 09, 2024</u>	Print <u>Westervelt Realty, Inc.</u>
<input type="checkbox"/> Unattested	Sign <u>[Signature]</u>
<u>[Signature]</u> (verified by)	(Grantor/Grantee/Owner/Agent) circle one