

This Instrument was Prepared by:

Send Tax Notice To: Jordan Harless

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

**CORPORATION STATUTORY
WARRANTY DEED**

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Thirty Thousand Dollars and No Cents (\$130,000.00), 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 Jordan Harless, (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

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.

\$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 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 and General Counsel, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of September, 2024.

THE WESTERVELT COMPANY, a Delaware
Corporation

Ray F. Robbins, III
By: Ray F. Robbins, III
Vice President and General Counsel

State of Alabama

Tuscaloosa
County of Shelby

I, Veronica Cook, 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 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 26th day of September, 2024

Veronica Cook
Notary Public, State of Alabama

My Commission Expires: 4/21/25

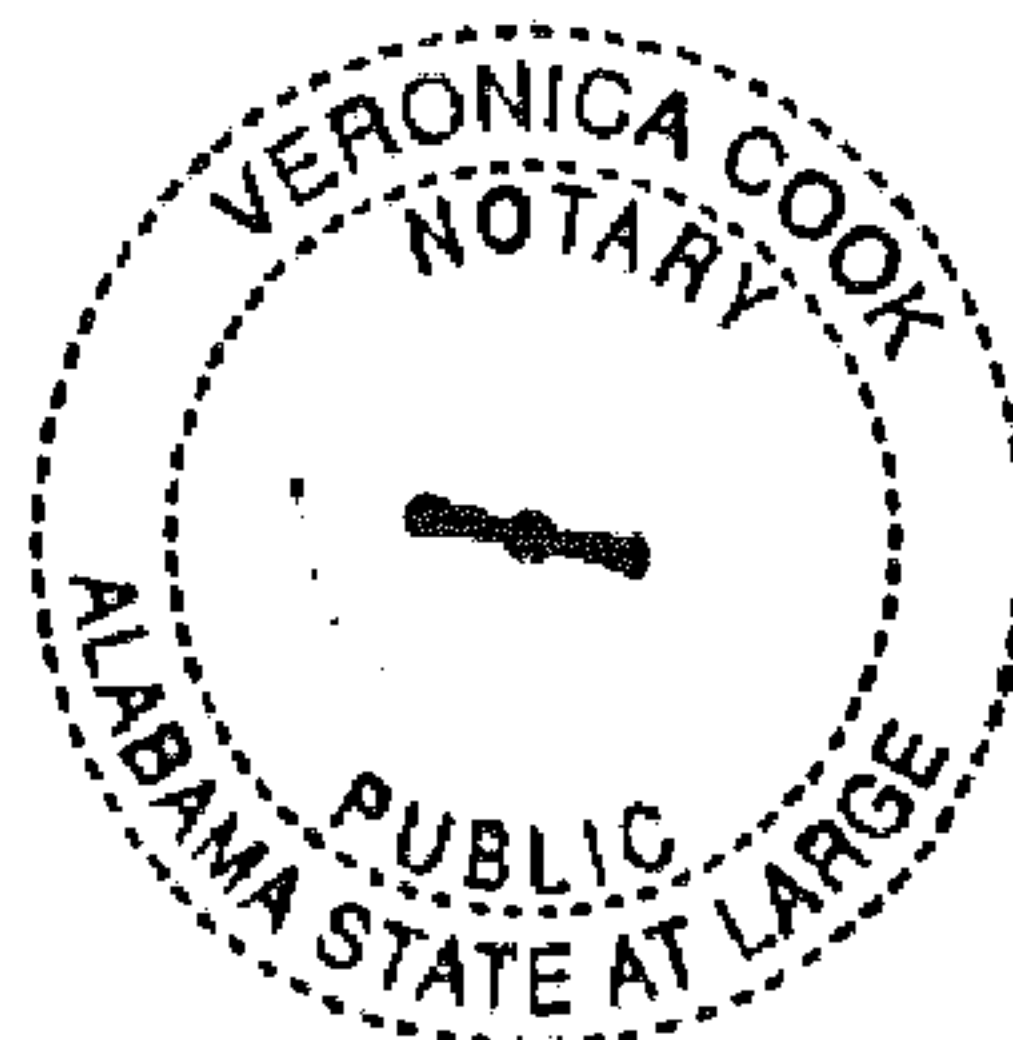


EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1

A parcel of land located in the Southeast quarter of Section 8, the Southwest quarter of Section 9, and the Northeast quarter of Section 17, Township 22 South, Range 1 East, Shelby County, AL and being more particularly described as follows:

Start at the Point of Beginning being an axle found and accepted to mark the Southwest corner of Section 9, Township 22 South, Range 1 East in Shelby County, AL and run South 01°07'41" East for a distance of 420.00' to a set rebar and cap, said point lying on the Eastern boundary of Section 17; thence run South 88°34'01" West for a distance of 75.00' to a set rebar and cap; thence run North 01°07'41" West for a distance of 1328.71' to a set rebar and cap, said rebar lying on the South Right-of-way margin of Shelby County Road 42 (80' Right-of-way); thence run along the South Right-of-way margin of Shelby County Road 42 for a chord bearing of South 67°33'16" East for a chord distance of 1528.40' to a set rebar and cap, said rebar lying at the Intersection South Right-of-way margin of Shelby County Road 42 and the East boundary of the Southwest Quarter of Southwest Quarter of Section 9; thence run South 00°00'36" East along the East boundary of the Southwest Quarter of the Southwest Quarter of Section 9 for a distance of 290.19' to an iron pipe found, said pipe lying on the Southern boundary of Section 9; thence run along the Southern boundary of Section 9, South 88°34'16" West for a distance of 1320.21' to the Point of Beginning.

According to survey of Lance A. Stripling, RLS #30819, dated September 17, 2024.

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 limitations, coal seam, gas, coal; sand; gravel, clay; lignite; ironstone; limestone, dolomitic limestone and minerals of every nature, kinds or description whatsoever now and 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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/26/2024 12:35:35 PM
\$158.00 PAYGE
20240926000299330

Allen 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>The Westervelt Company</u>	Grantee's Name	<u>Jordan Harless</u>
Mailing Address	<u>1400 Jack Warner Parkway</u> <u>Tuscaloosa, AL 35404</u>	Mailing Address	<u>13074 Hwy 42</u> <u>Shelby AL 35143</u>
Property Address	<u>0 Hwy 42</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>September 30, 2024</u>
		Total Purchase Price	<u>\$130,000.00</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 September 24, 2024

Print The Westervelt Company

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one