

This Instrument was Prepared by:

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

Send Tax Notice To: Richard T. Ray  
Tammy I. Ray  
8085 Highway 26  
Columbiana, AL 35051

**STATUTORY  
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 Dollars and No Cents (\$867,000.00)**, 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 **Richard T. Ray and Tammy I. Ray, as joint tenants with right of survivorship** (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 27<sup>th</sup> day of September, 2024.

THE WESTERVELT COMPANY

  
Ray F. Robbins III  
Vice President and General Counsel

State of Alabama

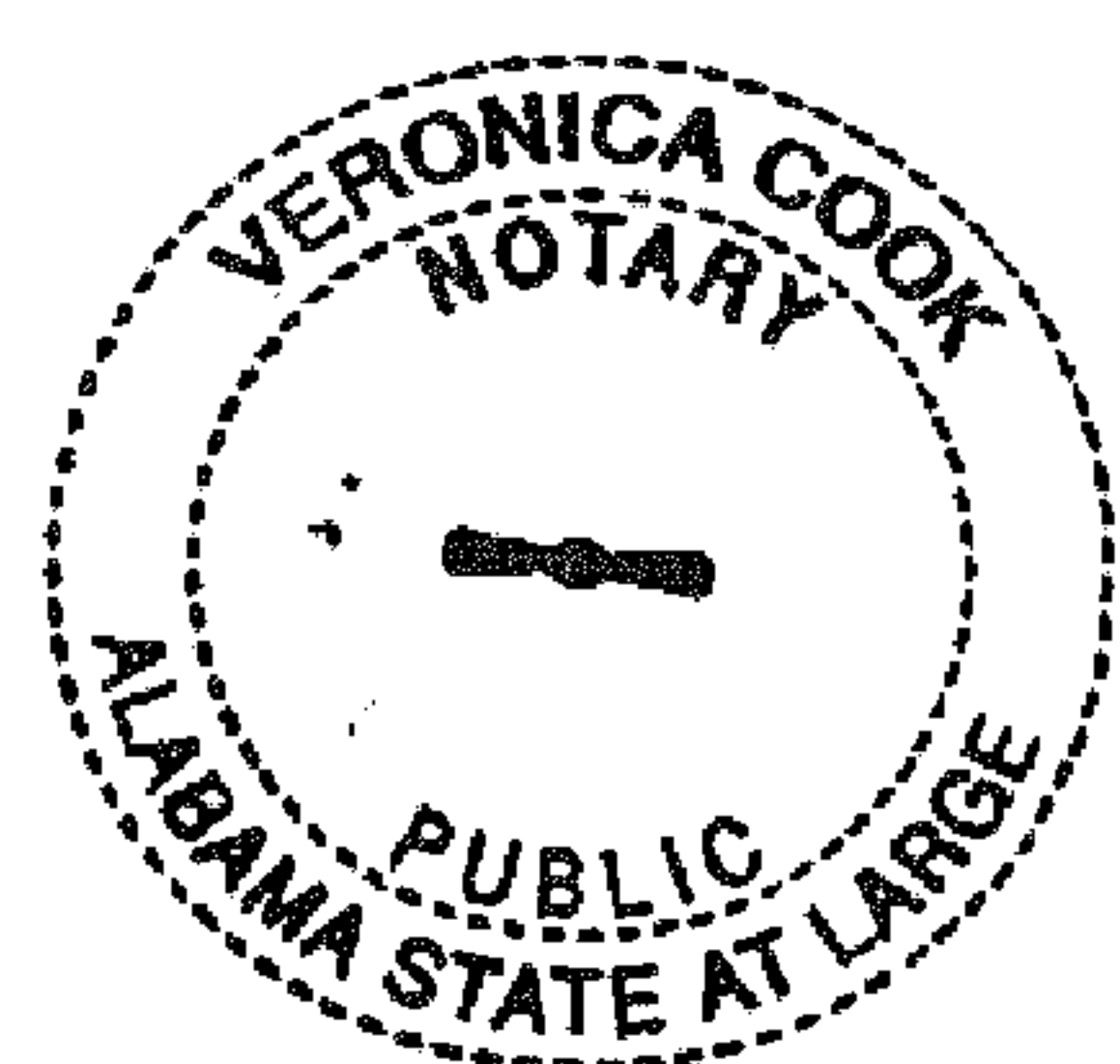
Tuscaloosa  
County of ~~Shelby~~

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 27<sup>th</sup> day of September, 2024

  
Notary Public, State of Alabama

My Commission Expires: 4/21/25



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

**Parcel 1**

A parcel of land located in the Northeast quarter of Section 19, Township 21 South, Range 1 West, Shelby County, AL, and being more particularly described as follows:

**COMMENCING** at a Concrete Monument accepted to mark the NE Corner of Section 19, Township 21 South, Range 1 West; thence run N 89°56'01" W for a distance of 634.17 feet to a rebar found; thence run S 00°27'21" E for a distance of 830.31 feet to a rebar found; which is the **POINT OF BEGINNING**; thence run S 00°29'37" E for a distance of 246.26 feet to a rebar found; thence run S 00°21'17" E for a distance of 209.32 feet to a rebar found; thence run S 00°26'12" E for a distance of 420.40 feet to a rebar found, said rebar lying on the North Right-of-way margin of Shelby County Road 26 (80' Right-of-way); thence run S 75°41'34" W along the North Right-of-way margin for a distance of 47.86 feet to a set rebar & cap; thence in a westerly direction with a non-tangent curve turning to the right with a radius of 921.59 feet, having a chord bearing of N 72°50'56" W and a chord distance of 961.91 to a set rebar & cap; thence in a northwesterly direction with a reverse tangent curve turning to the left with a radius of 1500.89 feet, having a chord bearing of N 43°34'23" W and a chord distance of 114.32 to a set rebar & cap, said rebar lying at the intersection of the North Right-of-way margin of Shelby County Road 26 and the West boundary of the parcel, said West boundary lying 30 foot East of the centerline of an unimproved private road; thence run along a 30 foot offset to the East of the centerline of an unimproved private road for the following calls (Points not Monumented):

Thence run N 02°41'58" W for a distance of 161.85 feet; thence run N 08°21'33" W for a distance of 105.61 feet; thence run N 13°45'28" W for a distance of 158.97 feet; thence run N 03°16'26" W for a distance of 102.17 feet a set rebar & cap, said rebar lying on the North boundary of the parcel;

Thence run S 89°56'01" E for a distance of 1104.30 feet; to the POINT OF BEGINNING.

**Parcel 2**

A parcel of land located in the Southwest quarter of Section 16, the South half of Section 17, and the North half of Section 20, Township 21 South, Range 1 West, Shelby County, AL, and being more particularly described as follows:

Start at the **POINT OF BEGINNING** being an iron pipe found and accepted to mark the Southeast corner of Section 17, Township 21 South, Range 1 West, Shelby County, Alabama; thence run S 88°51'37" W along the Southern boundary of Section 17 for a distance of 1355.59 feet to a pipe found; thence run S 00°01'31" E for a distance of 749.81 feet to a 1" square tube; thence run S 00°01'31" E for a distance of 833.52 feet to a set rebar & cap, said rebar lying on the North Right-of-way margin of Shelby County Road 26 (80' Right-of-way); thence run S 72°23'34" W along the North Right-of-way margin for a distance of 17.68 feet to a concrete monument found; thence in a westerly direction with a tangent curve turning to the right with a radius of 1106.19 feet, having a chord bearing of S 88°46'04" W and a chord distance of 623.72 feet to a concrete monument found; thence run N 74°51'26" W along the North Right-of-way margin for a distance of 741.60 feet to a concrete monument found; thence in a westerly direction with a non-tangent curve turning to the left with a radius of 1473.04 feet, having a chord bearing of N 82°22'56" W and a chord distance of 385.82 feet to a set rebar & cap; thence run N 89°54'26" W along the North Right-of-way for a distance of 278.42 feet to a set rebar & cap, said rebar lying on the Western boundary of the parcel and lying at the intersection of the North Right-of-way of Shelby County Road 26 and 30 foot East of the centerline of an unimproved private roadway; thence run along a 30 foot offset to the East of the centerline of an unimproved private road for the following calls (Points not Monumented):

N 19°41'57" W for a distance of 87.31 feet; thence run N 19°39'30" W for a distance of 51.11 feet; thence run N 20°52'11" W for a distance of 50.61 feet; thence run N 22°07'34" W for a distance of 52.45 feet; thence run N 25°26'18" W for a distance of 53.27 feet; thence run N 32°43'19" W for a distance of 54.46 feet; thence run N 36°22'23" W for a distance of 52.50 feet; thence run N 37°29'38" W for a distance of 50.05 feet; thence run N 36°26'07" W for a distance of 48.76 feet; thence run N 25°01'20" W for a distance of 43.56 feet; thence run N 06°10'12" W for a distance of 41.66 feet; thence run N 08°25'00" E for a distance of 45.80 feet; thence run N 14°13'19" E for a distance of 48.59 feet; thence run N 15°11'52" E for a distance of 50.02 feet; thence run N 16°12'25" E for a distance of 49.71 feet; thence run N 20°01'53" E for a distance of 47.56 feet; thence run N 28°19'02" E for a distance of 46.71 feet; thence run N 35°28'56" E for a distance of 48.91

feet; thence run N 35°45'38" E for a distance of 53.04 feet; thence run N 28°17'03" E for a distance of 52.91 feet; thence run N 24°47'11" E for a distance of 52.25 feet; thence run N 21°06'28" E for a distance of 52.70 feet; thence run N 17°49'31" E for a distance of 53.71 feet; thence run N 15°09'33" E for a distance of 49.05 feet; thence run N 22°16'07" E for a distance of 45.63 feet; thence run N 34°58'26" E for a distance of 46.87 feet; thence run N 41°10'41" E for a distance of 49.64 feet; thence run N 42°22'19" E for a distance of 50.39 feet; thence run N 39°40'42" E for a distance of 53.61 feet; thence run N 36°12'01" E for a distance of 53.15 feet; thence run N 31°29'09" E for a distance of 70.75 feet to a set rebar & cap, said rebar lying at the intersection of a 30 foot offset to the East of the centerline of an unimproved private road and the Northern boundary of the parcel;

Thence run N 88°51'35" E along the Northern boundary of the parcel for a distance of 3170.01 feet to a set rebar & cap; thence run N 88°11'03" E for a distance of 1465.46 feet to a set rebar & cap; thence run S 00°16'53" E for a distance of 100.04 feet a rebar found; thence run S 88°10'18" W for a distance of 801.03 feet an angle iron/pipe found; thence run S 88°11'57" W for a distance of 564.43 feet; to the POINT OF BEGINNING.

According to survey of Westervelt Company, dated September 20, 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  
 09/30/2024 12:51:42 PM  
 \$898.00 CHARITY  
 20240930000304630

*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	The Westervelt Company	Grantee's Name	Richard T. Ray Tammy I. Ray
Mailing Address	1400 Jack Warner Parkway NE Tuscaloosa, AL 35404	Mailing Address	8085 Highway 26 Columbiana, AL 35051
Property Address	0 County Road #26 Columbiana, AL 35051	Date of Sale	September 27, 2024
		Total Purchase Price	<del>XXXXXXX</del> <b>\$867,0000.00</b>
		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)

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