

Poor Quality

This Instrument was Prepared by: Send Tax Notice To: Geoffrey B. Walters

Mike T. Atchison, Attorney at Law
101 West College Street
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 One Hundred Thirty Nine Thousand Seven Hundred Fifty Five Dollars and No Cents (\$139,755.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, The Westervelt Company, (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 Geoffrey B. Walters, (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, Secretary and General Counsel, who is/ are authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of November, 2024.


THE WESTERVELT COMPANY

Ray F. Robbins III
Vice President, Secretary and General Counsel

State of Alabama
County of Tuscaloosa

I, Veronica Cook, a Notary Public in and for said County in said State, hereby certify that Ray F. Robbins III as Vice President, Secretary and General Counsel of The Westervelt Company 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 25th day of November, 2024


Notary Public, State of Alabama
My Commission Expires: 4/21/25

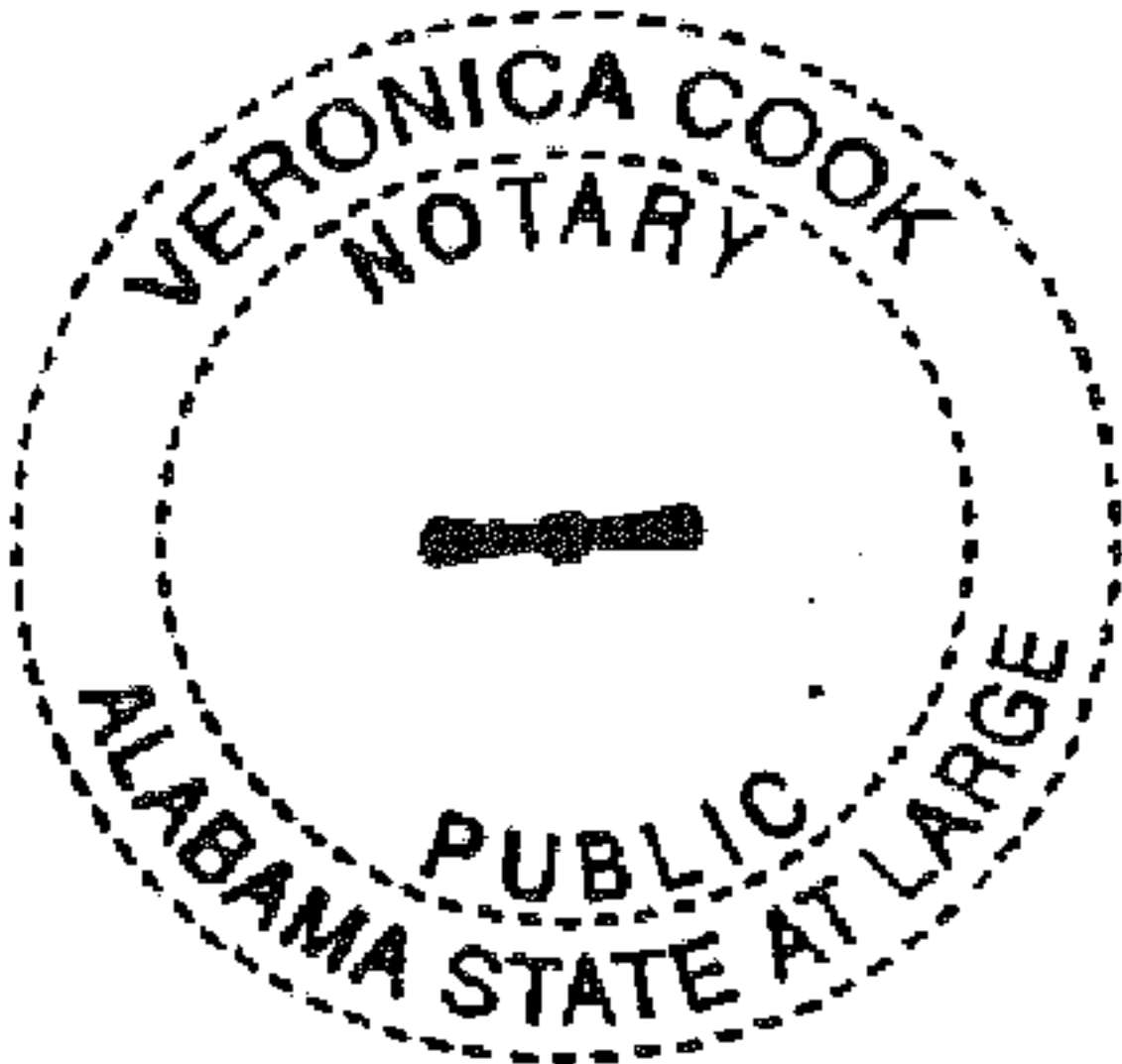


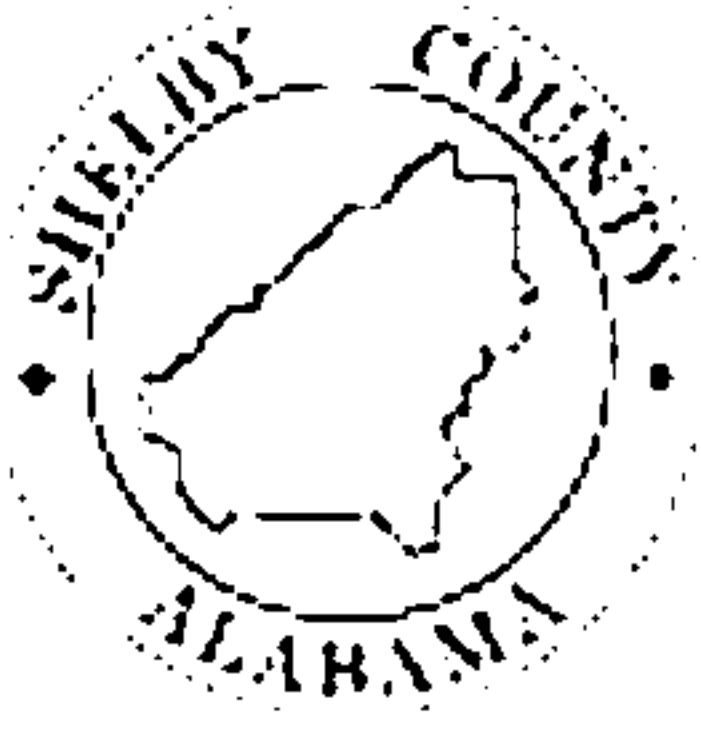
EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a ½" rebar in place being the Northeast corner of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, proceed South 01° 00' 08" East along the East boundary of said Section 33 for a distance of 1255.46 feet to a ½" open top pipe in place being the Southeast corner of the Northeast one-fourth of the Northeast one-fourth of Section 33; thence proceed South 00° 58' 29" East along the East boundary of said Section 33 and along the East boundary of the Southeast one-fourth of the Northeast one-fourth for a distance of 224.08 feet (set ½" rebar); thence continue South 00° 58' 29" East along the East boundary of said Southeast one-fourth of the Northeast one-fourth for a distance of 836.90 feet, said point being the point of beginning. From this beginning point continue South 00° 58' 29" East along the East boundary of said quarter-quarter section and along the East boundary of the Northeast one-fourth of the Southeast one-fourth for a distance of 671.25 feet to the Northeast corner of Lot No. 1 of the Kent Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 52 at Page 55; ; thence proceed South 89° 02' 09" West along the North boundary of said Lot No. 1 for a distance of 168.26 feet to the Northwest corner of said Lot No. 1; thence proceed South 22° 51' 42" West along the West boundary of said Lot No. 1 for a distance of 231.84 feet; thence proceed South 17° 04' 27" West along the West boundary of said Lot No. 1 for a distance of 178.58 feet; thence proceed South 04° 04' 54" West along the West boundary of said Lot No. 1 for a distance of 320.32 feet, said point being the Southwest corner of said Lot No. 1 of said subdivision and said point also being located on the Northerly right-of-way of Rock School Road; thence proceed North 71° 33' 13" West along the Northerly right-of-way of said road for a distance of 663.80 feet (set ½" rebar CA-0114-LS); thence proceed North 04° 48' 34" West for a distance of 1017.18 feet to a capped rebar in place; thence proceed North 01° 06' 07" West for a distance of 136.48 feet to a capped rebar in place; thence proceed North 89° 01' 31" East for a distance of 1039.12 feet to the point of beginning.

The above described land being a part of Lot No. 2 of the Kent Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 52 at Page 55 and said land also being located in the Southeast one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama.

According to survey of James M. Ray, Ala. Reg. No. 18383, dated the 7th day of November, 2024.

Grantor herein reserves right, title and interest in and to all easements, rights and privileges appurtenant thereto and any timber and improvements located thereon. It is specifically understood that Grantor reserves unto itself, its successors or assigns, all oil, gas, minerals, greenhouse gases, and minerals and mining rights that it may own and the right to sequester carbon and other greenhouse gases on the property.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/26/2024 08:36:05 AM
 \$168.00 PAYGE
 20241126000365810

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>Geoffrey B. Walters</u>
Mailing Address	<u>1400 Jack Warner Parkway NE</u> <u>Tuscaloosa, AL 35404</u>	Mailing Address	<u>258 Aspen Cove</u> <u>Harpersville, AL 35078</u>
Property Address	<u>0 Rock School Road</u> <u>Westover, AL 35147</u>	Date of Sale	<u>November 25, 2024</u>
		Total Purchase Price	<u>\$139,755.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u>xx</u> Sales Contract	<u></u> Other
<u></u> 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 November 18, 2024

Print The Westervelt Company

Unattested

Sign *Ray F. Shultz, III*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)