

Send Tax Notice To: White Rock Quarries, LLC

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

## STATUTORY WARRANTY DEED

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seven Hundred Forty Six Thousand Two Hundred Twenty Dollars and No Cents (\$746,220.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Billy N. Whitlock**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **White Rock Quarries, LLC**, a **Delaware limited liability company**, (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

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, in the records of Shelby County, Alabama

No part of the homestead of the Grantor herein or spouse, if any.

\$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, its successors 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 warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other. Grantor is lawfully seized of the Property in fee simple, and has good right, full power, and lawful authority to sell and convey the Property.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21<sup>st</sup> day of Feb, 2018.

Billy N. Whitlock  
Billy N. Whitlock

## Poor Quality

State of Alabama

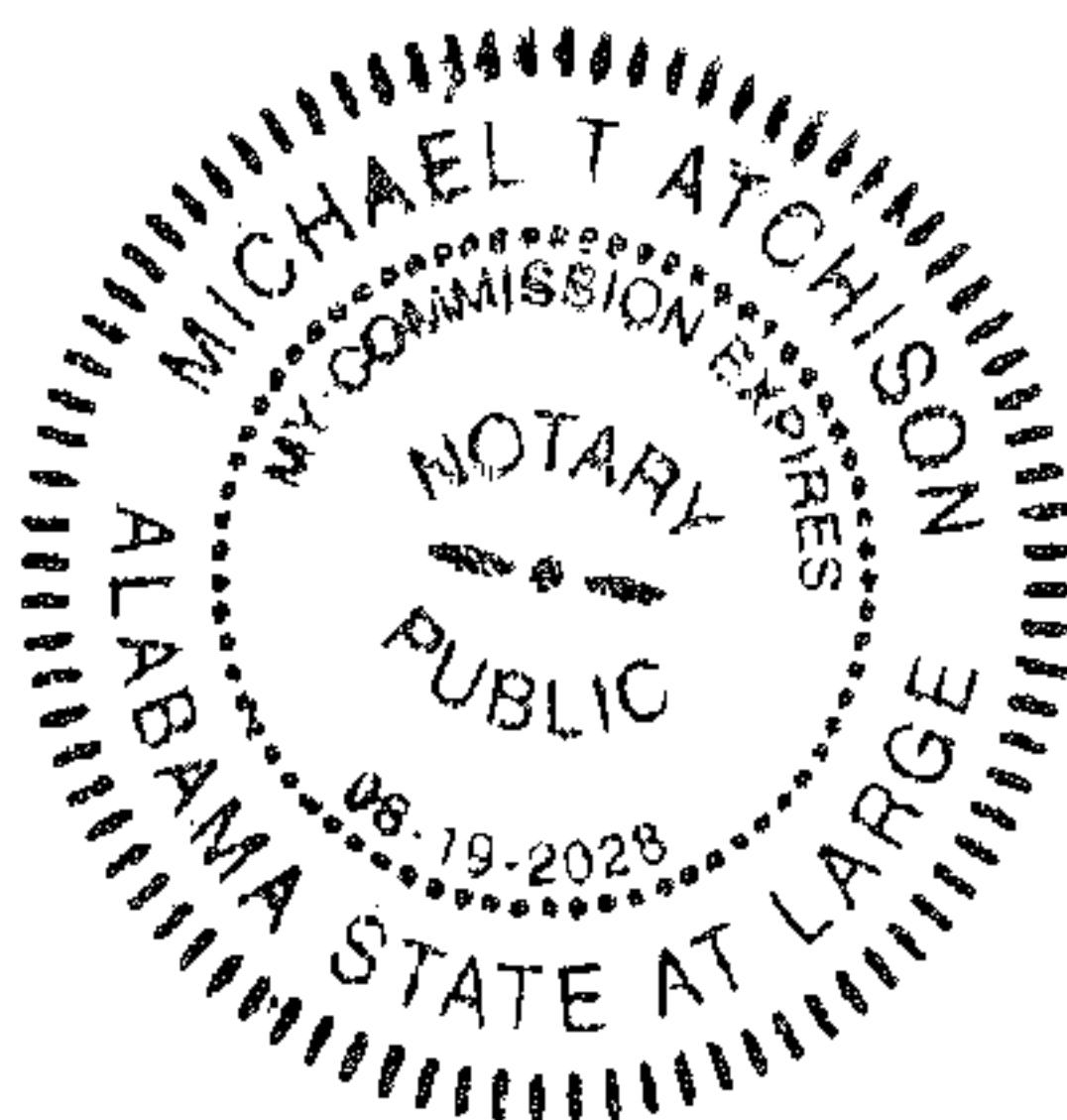
County of Shelby

I, Michael T. Atkinson, a Notary Public in and for the said County in said State, hereby certify that Billy N. Whitlock, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of Feb, 2025.

  
Notary Public, State of Alabama

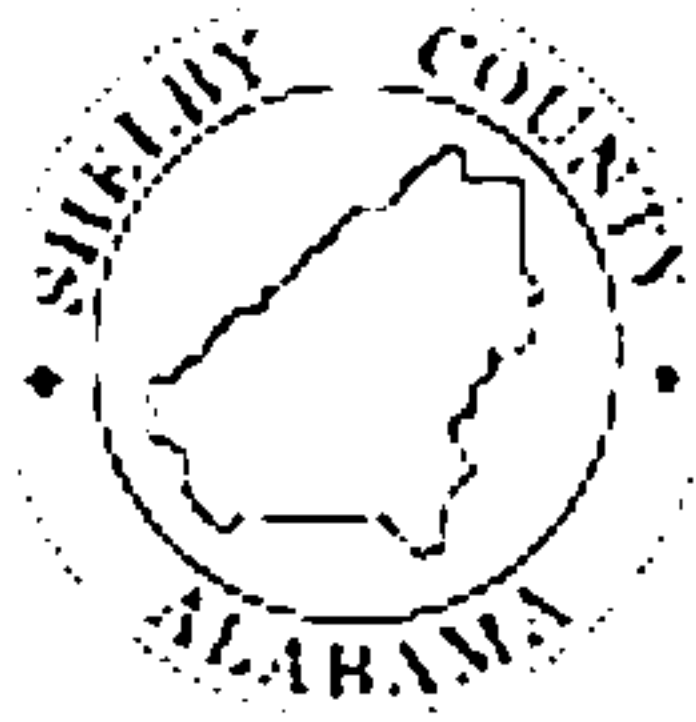
My Commission Expires: 8-19-28



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

A parcel of land being situated in the NW Quarter and the SW Quarter of Section 13, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows: Begin at the NE corner of the SE Quarter of the NW Quarter of said Section 13, being marked by a 4-inch capped pipe; thence South 00 degrees 24 minutes 50 seconds West, along the East line of said SE Quarter of the NW Quarter for a distance of 1324.81 feet to 1/2-inch capped rebar (not legible) at the SE corner of said SE Quarter of the NW Quarter of said Section 13; thence South 00 degrees 24 minutes 29 seconds West along the East line of the NE Quarter of the SW Quarter of said Section 13 for a distance of 1111.08 feet to a 5/8-inch capped rebar (Sain CA00279) being on the Northwestern right of way of Bates Road (40-foot right of way) and being the point of curvature of a non-tangent curve to the left having a radius of 314.70 feet and a central angle of 14 degrees 33 minutes 21 seconds, said curve being subtended by a chord bearing of South 06 degrees 42 minutes 35 seconds West and a chord distance of 79.73 feet; thence along the arc of said curve for a distance of 79.95 feet to a 5/8-inch capped rebar (Sain CA00279) and the point of tangent; thence South 00 degrees 34 minutes 06 seconds East a distance of 66.67 feet to a 5/8-inch capped rebar (Schoel CA003) and the beginning of a curve to the right having a radius of 1729.82 feet and a central angle of 04 degrees 54 minutes 31 seconds, being subtended by a chord bearing of South 1 degrees 49 minutes 24 seconds West and a chord distance of 148.15 feet; thence along the arc of said curve for a distance of 148.20 feet to a 5/8-inch capped rebar (Schoel CA003); thence South 04 degrees 16 minutes 40 seconds West for a distance of 37.66 feet to a 5/8-inch capped rebar (Schoel CA003) and the beginning of a curve to the left having a radius of 1714.15 feet and a central angle of 08 degrees 18 minutes 48 seconds, being subtended by a chord bearing of South 01 degrees 04 minutes 17 seconds West and a chord distance of 188.78 feet; thence along the arc of said curve for a distance of 188.88 feet to a 5/8-inch capped rebar (Schoel CA003); thence South 02 degrees 05 minutes 07 seconds East for a distance of 151.13 feet to a 5/8-inch capped rebar (Schoel CA003) and the beginning of a curve to the left having a radius of 9892.97 feet and a central angle of 00 degrees 51 minutes 12 seconds, being subtended by a chord bearing of South 02 degrees 29 minutes 39 seconds East, and a chord distance of 147.34 feet; thence along the arc of said curve for a distance of 147.34 feet to a 5/8-inch capped rebar (Sain CA00279); thence leaving said Northwestern right of way line South 85 degrees 39 minutes 40 seconds West for a distance of 2608.78 feet to a 1/2-inch rebar on the West line of SW Quarter of the SW Quarter of said Section 13; thence North 00 degrees 41 minutes 57 seconds East along said West line for a distance of 884.74 feet to a 5/8-inch capped rebar (Sain CA00279) at the intersection of said West line and the Southeasterly right of way of AB&A Railroad; thence North 45 degrees 08 minutes 53 seconds East, along said railroad right of way for a distance of 1712.16 feet to a 5/8-inch capped rebar (Schoel CA003); thence South 89 degrees 37 minutes 50 seconds West for a distance of 35.56 feet to a 5/8-inch capped rebar (Schoel CA003); thence North 45 degrees 08 minutes 53 seconds East for a distance of 1099.50 feet to a 5/8-inch capped rebar (Schoel CA003); thence South 00 degrees 17 minutes 30 seconds East for a distance of 70.12 feet to a 5/8-inch capped rebar (Schoel CA003); thence North 45 degrees 08 minutes 53 seconds East for a distance of 927.75 feet back to the point of beginning.

According to survey of Michael Lee Thomas, PLS #33673, dated January 24, 2025.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/28/2025 01:54:54 PM**  
**\$774.50 PAYGE**  
**20250228000060070**

*Allen S. Bayal*

### 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>Billy N. Whitlock</u>	Grantee's Name	<u>White Rock Quarries, LLC</u>
Mailing Address	<u>2512 Inwood Road</u> <u>Birmingham, AL 35226</u>	Mailing Address	<u></u>
Property Address	<u>0 Bates Road</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>February 28, 2025</u>
		Total Purchase Price	<u>\$746,220.00</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 21st Feb 2025

Print Billy N. Whitlock

   Unattested

Sign *Billy N. Whitlock*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one