

This Instrument was Prepared by:

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

Send Tax Notice To: Randle Gail Blankenship
Brad Gordon Blankenship
P.O. Box 104
Shelby, AL 35143

STATUTORY
WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Forty Seven Thousand Dollars and No Cents (\$247,000.00)**, 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 **Randle Gail Blankenship and Brad Gordon Blankenship**, 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, Secretary and General Counsel who is/ are authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of March, 2025.


The Westervelt Company

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

State of Alabama

County of ~~Shelby~~ Tuscaloosa

I, April Bushhorn, 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, 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 3rd day of March, 2025


Notary Public, State of Alabama

My Commission Expires: 4/8/2026

Notary Public, Alabama State at Large

April K. Bushhorn

Expires 4/8/2026

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at a Railroad I-Beam at the Southeast corner of the Joseph E. Walden property as recorded in Instrument #199800003765000000 in the Office of the Shelby County, Alabama, Probate Judge, and locally accepted as being the Southeast corner of the NW 1/4 of the SW 1/4 of Section 16, Township 22 South, Range 1 East, Shelby County, Alabama; thence North 01 degrees 07 minutes 02 seconds West 1312.26 feet (record 1312.16) to an iron rod found (no cap) in the center of Nine Oaks Road (60-foot right of way); thence North 01 degrees 07 minutes 02 seconds West, 31.83 feet to an iron rod set (CA1066LS) and also being the point of beginning; thence North 01 degrees 07 minutes 02 seconds West, 168.87 feet along a wire fence to a Railroad I-Beam found; thence continue North 01 degrees 07 minutes 02 seconds West, 1240.97 feet along said fence to a railroad I-Beam found; thence North 89 degrees 23 minutes 53 seconds East, 127.62 feet to an iron rod set (CA1066LS); thence North 41 degrees 24 minutes 28 seconds East, 169.02 feet to an iron rod set (CA1066LS); thence North 87 degrees 47 minutes 38 seconds East, 307.97 feet to an iron rod set (CA1066LS); thence South 86 degrees 01 minutes 49 seconds East, 462.01 feet to an iron rod set (CA1066LS) on the West margin of an utility easement (100-foot width); thence South 05 degrees 45 minutes 02 seconds East, 611.68 feet along said West margin of said easement to an iron rod set (CA1066LS); thence continue South 05 degrees 45 minutes 04 seconds East, 746.15 feet along the West margin of said easement to an iron rod set (CA1066LS) at the intersection of said West margin of said easement and the West margin of Alabama Highway #145 (200-foot right of way); thence South 24 degrees 13 minutes 36 seconds West 238.51 feet along the West margin of said highway to an iron rod set (CA1066LS) on the North margin of Nine Oaks Road (60-foot right of way); thence North 89 degrees 01 minutes 11 seconds West, 797.93 feet (record 803.49) to a point South 05 degrees 01 minutes 21 seconds West, 1.48 feet from an iron rod set (CA1066LS); thence North 80 degrees 26 minutes 48 seconds West, 224.76 feet along the North margin of said road to the point of beginning.

According to survey of Glen A. McCord, PLLS #20694, dated February 23, 2025.

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, 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, 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. It is also understood Seller reserves all right to use the pore spaces associated with the Property and all rights to store and sequester carbon and other greenhouse gases in, on and under the Property.

