

This Instrument was Prepared by:

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

Send Tax Notice To: Michael A. Palmer  
Lesa M. Palmer  
P.O. Box 6592  
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 Seventy Five Thousand Dollars and No Cents (\$175,000.00)**, 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, **The Westervelt Company, an Alabama Corporation**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael A. Palmer and Lesa M. Palmer**, 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

**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, and/or unrecorded.**


\$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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18<sup>th</sup> day of MARCH, 2025.

The Westervelt Company

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

State of Alabama

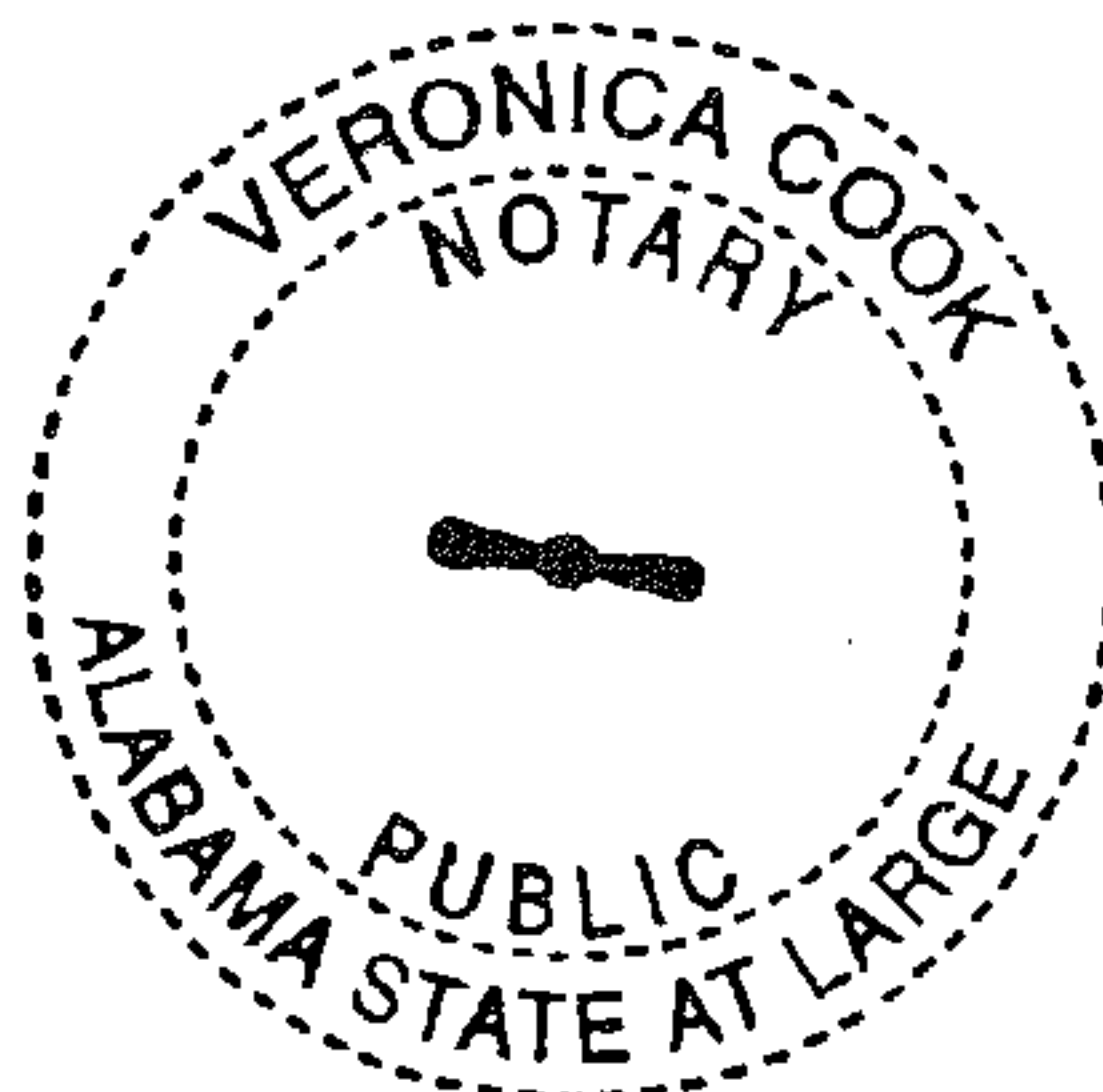
Tuscaloosa  
County of ~~Shelby~~

I, Veronica Cook, a Notary Public in and for the said County in said State, hereby certify that Ray R. Robbins, III as Vice President, Secretary and General Counsel of The Westervelt Company, an Alabama Corporation, 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 18<sup>th</sup> day of MARCH, 2025.

  
Notary Public, State of Alabama

My Commission Expires: 4.21.25



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

The SW 1/4 of NE 1/4 and all that part of the West 1/2 of SE 1/4 of NE 1/4 lying West of Beeswax Creek, In Section 14, Township 21 South, Range 1 West.

Less and except that portion previously conveyed to Michael A. Palmer and wife, Lesa M. Palmer, by deed recorded in Instrument #20191211000457770, in Probate Office, described as follows:  
Begin at the SW corner of the SW 1/4 of the NE 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning; thence North 87 degrees 59 minutes 28 seconds East for a distance of 1099.00 feet; thence North 01 degrees 01 minutes 17 seconds East for a distance of 785.09 feet; thence South 87 degrees 59 minutes 28 seconds West for a distance of 1121.00 feet; thence South 00 degrees 34 minutes 55 seconds East for a distance of 785.24 feet to the point of beginning.

According to the survey of Rodney Shiflett, dated December 3, 2019.

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 limitation, coal seam gas, coal; sand; gravel, clay; lignite; ironstone; limestone; dolomitic limestone and minerals of every nature, kind or description wheresoever 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 and any and all means and for developing, producing, extracting or removing therefrom by any means now in use 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.

