

This Instrument was Prepared by:

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

File No.: S-25-30441

Send Tax Notice To: The Westervelt Company
1400 Jack Warner Parkway NE
Tuscaloosa, AL 35404

WARRANTY DEED

State of Alabama } Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thirty Seven Thousand Six Hundred Dollars and No Cents (\$237,600.00)**, 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, **Brigitta Caroline Brott**, single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **The Westervelt 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 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
No part of the homestead of the Grantor herein and spouse, if any.
Brigitta C. Brott and Brigitta Caroline Brott are one and the same person.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of March, 2025.

Brigitta Caroline Brott
Brigitta Caroline Brott

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Brigitta Caroline Brott, 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 28th day of March, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

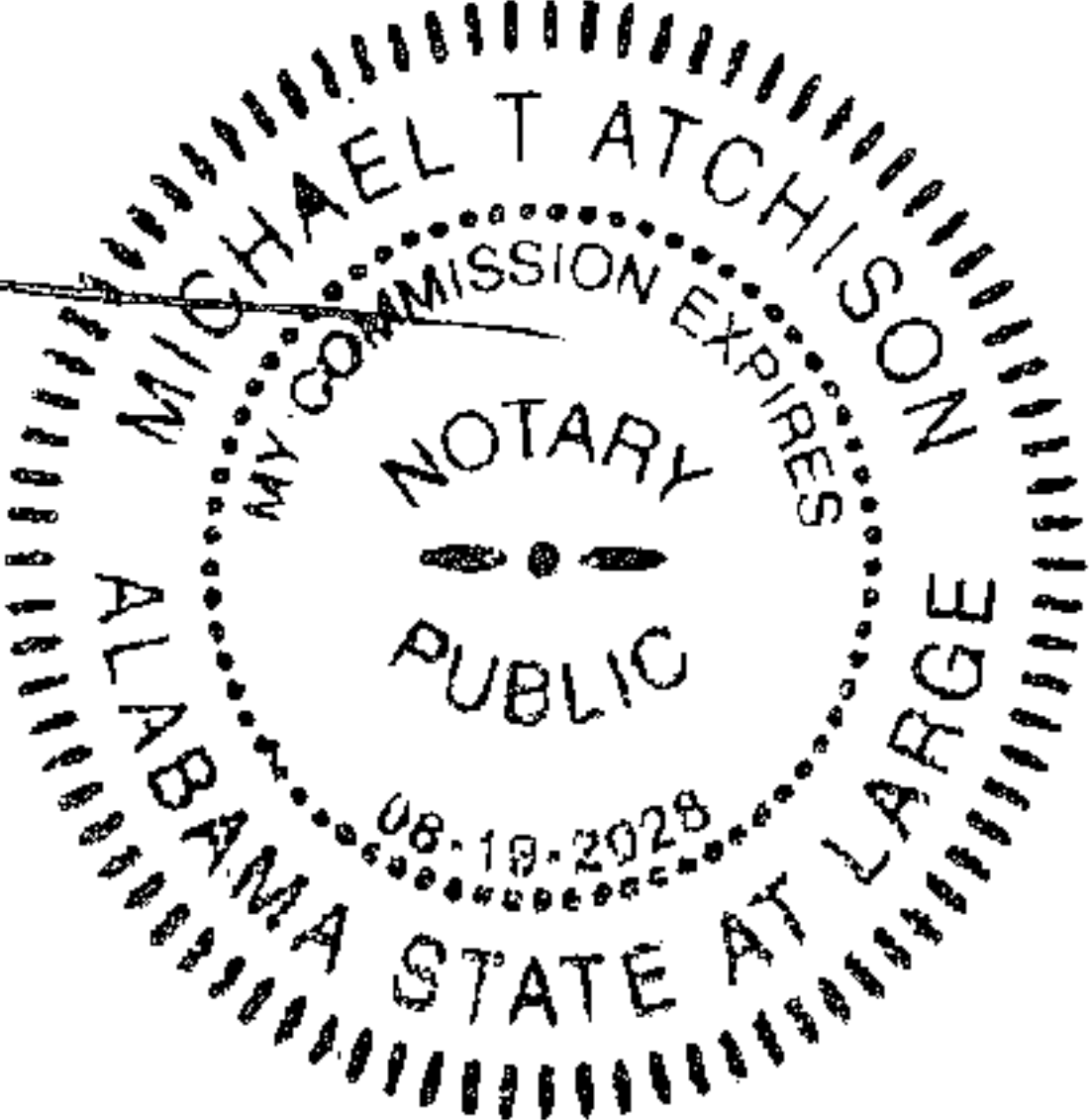


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a 4" x 4" concrete monument in place accepted as the Northeast corner of Section 23, Township 21 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning; from this beginning point proceed South 01 degrees 26 minutes 28 seconds West along the East boundary of said Section for a distance of 1669.98 feet (set 1/2-inch rebar); thence proceed North 88 degrees 03 minutes 25 seconds West for a distance of 2497.74 feet to a 1/2-inch rebar in place, said point being the Southeast corner of Lot No. 11 of the Brush Creek Farms Resurvey as shown by map of said subdivision on in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 15, at Page 18; thence proceed North 01 degrees 44 minutes 49 seconds East along the East boundary of said subdivision for a distance of 330.08 feet to a 1/2-inch rebar in place to a point on the North boundary of the Southwest One-Fourth of the Northeast One-Fourth, said point also being located on the South boundary of the Brush Creek Farms 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 8, at Page 89; thence proceed South 88 degrees 03 minutes 25 seconds East along the South boundary of said subdivision and along the North boundary of said Quarter-Quarter Section for a distance of 1168.23 feet to a 4" x 4" concrete monument in place being the Southeast corner of Lot No. 13 of said Brush Creek Farms and also being the Southwest corner of the Northeast One-Fourth of the Northeast One-Fourth; thence proceed North 02 degrees 05 minutes 55 seconds East along the East boundary of said subdivision and along the West boundary of said Northeast One-Fourth of the Northeast One-Fourth for a distance of 1332.47 feet to a 4" x 4" concrete monument in place being the Northwest corner of the Northeast One-Fourth of the Northeast One-Fourth; thence proceed South 88 degrees 22 minutes 45 seconds East along the North boundary of said Section for a distance of 1312.41 feet to the point of beginning.

The above described land is located in the Northeast One-Fourth of Section 23, Township 21 South, Range 2 West, Shelby County, Alabama.

Seller herein conveys all of the sellers rights to the property, title and interest in and to all entitlements, easements, rights, water, water rights, air rights, mineral and mineral rights, pore space rights, all rights to store and sequester carbon and other greenhouse gases, timber and timber rights, development rights and privileges appurtenant thereto and any improvements located thereon.

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>Brigitta Caroline Brott</u>	Grantee's Name	<u>The Westervelt Company</u>
Mailing Address	<u>13 Brush Creek</u>	Mailing Address	<u>1400 Jack Warner Parkway NE</u>
	<u>Columbiana, AL 35051</u>		<u>Tuscaloosa, AL 35404</u>
Property Address	<u>off Highway 26</u>	Date of Sale	<u>March 28, 2025</u>
	<u>Columbiana, AL 35051</u>	Total Purchase Price	<u>\$237,600.00</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>Bill of Sale</u>	<u>Appraisal</u>
<u>xx Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 March 24, 2025

Print Brigitta Caroline Brott

Unattested

Sign Brigitta Caroline Brott

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/28/2025 03:05:38 PM
\$266.00 JOANN
20250328000093970



Form RT-1

Allen S. Bayl