

This Instrument was Prepared by:

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

Send Tax Notice To: Walker Family Holdings, LTD
6969 Gadsden Hwy N
Trussville, AL 35173

**CORPORATION STATUTORY
WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fourteen Thousand Eight Hundred Dollars and No Cents (\$214,800.00)**, 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 **Walker Family Holdings, LTD, an Alabama limited partnership**, (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

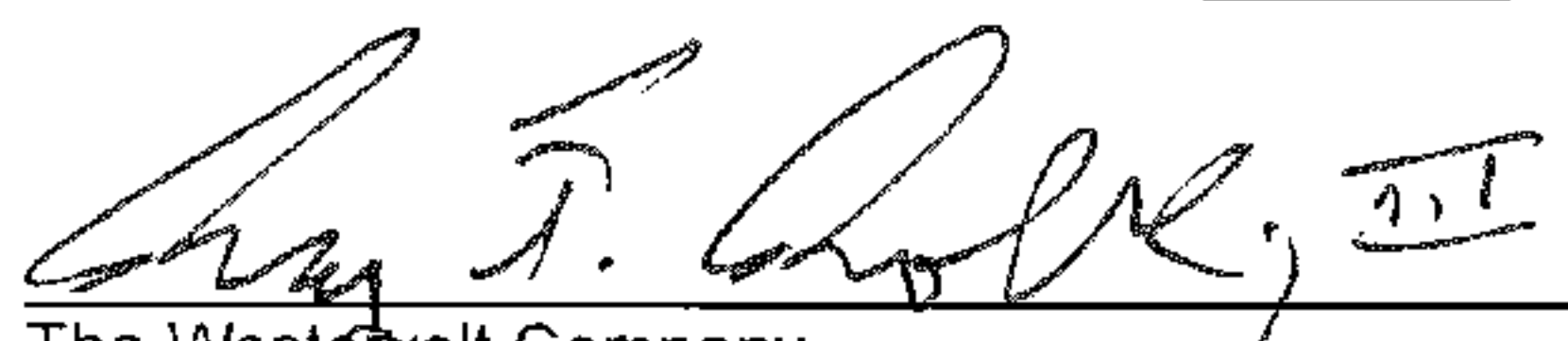
This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$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 2nd day of MAY, 2025.



The Westervelt Company
Ray R. 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 2nd day of May, 2025.


Notary Public, State of Alabama

My Commission Expires: 4-11-29

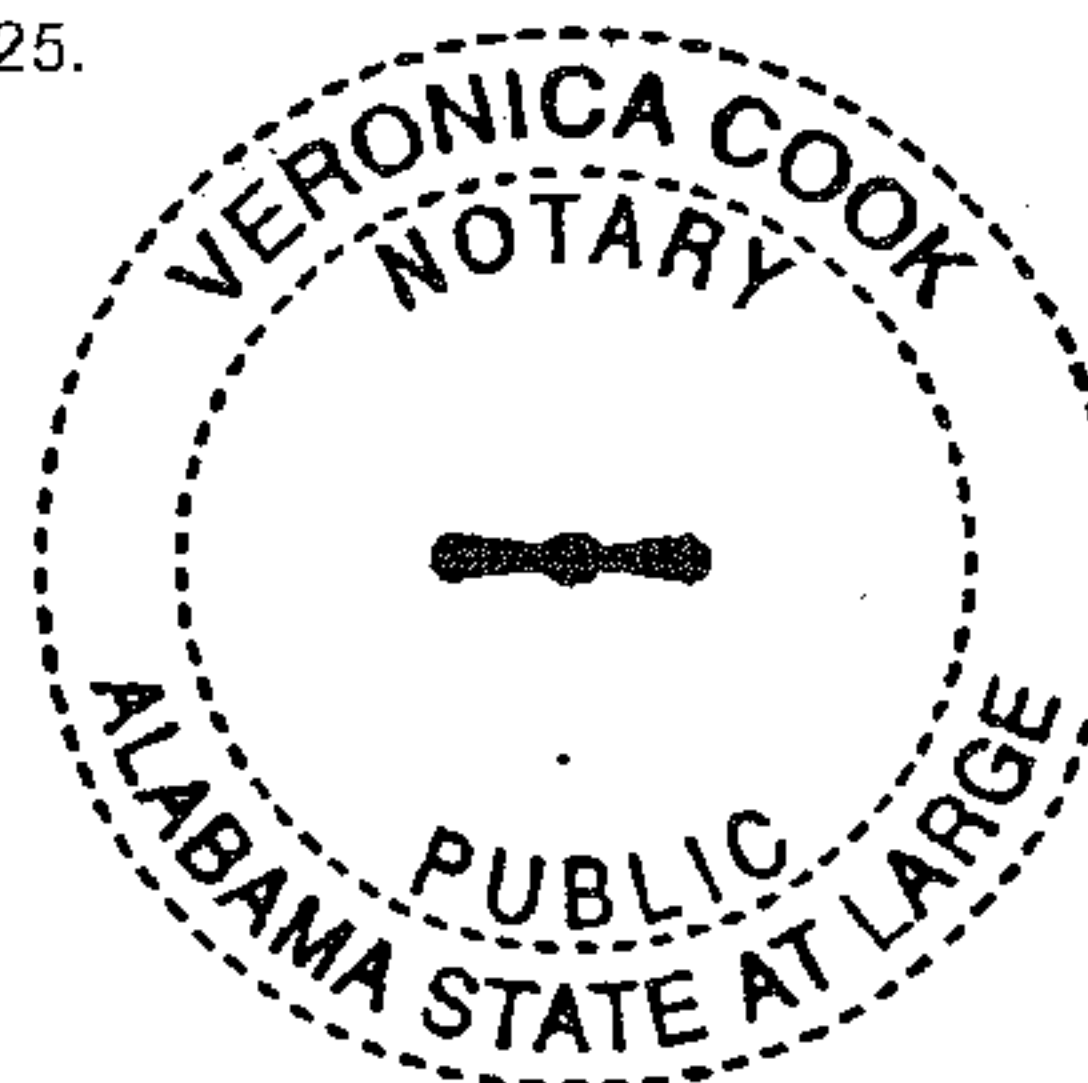


EXHIBIT "A" LEGAL DESCRIPTION

Magnolia Farms Parcel 2 Legal Description

A parcel of land located in Section 7 Township 22 South, Range 1 East Shelby County, Alabama, being more particularly described as follows:

Start at an existing Shelby Iron accepted to mark the Southeast corner of the Northwest quarter of the Southeast quarter Section 07, Range 1 East, Township 22 South Shelby County, Alabama, said Shelby Iron being the POINT OF COMMENCEMENT; thence run S 00° 26'45" E a distance of 699.86 feet to a found rebar; thence run N 89°07'05" W a distance of 721.94 feet to a found rebar being the POINT OF BEGINNING; thence run N 90°00'00" W a distance of 608.19 feet to a found pipe; thence run N 0°24'47" W a distance of 702.20 feet to a found pipe; thence run N 0°14'42" W a distance of 330.01 feet to a found rebar; thence N 0° 25'49" W a distance of 499.94 feet to a found rebar; thence N 0°23'22" W a distance of 433.87 feet to a found rebar, said rebar lying on the south right of way of Montgomery Kymulga Road (80ft ROW); thence run along the south right of way margin S 89°07'36" E for a distance of 1297.39 feet, to a found rebar. Thence run along the centerline of an existing unimproved road for the following calls (points not monumented): Thence run S 02°23'57" W a distance of 33.41 feet to a point; thence run S 05°42'14" W a distance of 56.04 feet to a point; thence run S 29°06'48" W a distance of 57.34 feet to a point; thence run S 34°31'41" W a distance of 13.69 feet to a point; thence run S 54°59'37" W a distance of 91.32 feet to a point; thence run S 38°31'40" W a distance of 70.42 feet to a point; thence run S 19°41'29" W a distance of 82.80 feet to a point; thence run S 22°29'48" W a distance of 56.12 feet to a point; thence run S 34°42'27" W a distance of 112.33 feet to a point; thence run S 38°39'06" W a distance of 116.93 feet to a point; thence run S 32°37'37" W a distance of 101.94 feet to a point; thence run S 35°06'27" W a distance of 206.88 feet to a point; thence run S 35°33'34" W a distance of 81.11 feet to a point; thence run S 16°53'44" W a distance of 101.53 feet to a point; thence run S 08°09'39" W a distance of 125.73 feet to a point; thence run S 09°33'17" W a distance of 118.11 feet to a point; thence run S 13°33'23" W a distance of 103.49 feet to a point; thence run S 13°31'34" W a distance of 103.00 feet to a point; thence run S 18°31'26" W a distance of 50.18 feet to a point; thence run S 29°39'23" W a distance of 71.50 feet to a point; thence run S 38°50'40" W a distance of 83.68 feet to a point; thence run S 25°43'50" W a distance of 60.94 feet to a point; thence run S 04°51'45" W a distance of 108.10 feet to a point; thence run S 23°06'34" E a distance of 55.98 feet to a point; thence run S 39°10'18" E a distance of 53.74 feet to a point; thence run S 46°15'48" E a distance of 15.65 feet to a point; thence run S 47°35'20" E a distance of 108.83 feet to a point, said point being the POINT OF BEGINNING.

Magnolia Farms Access and Utility Easement

An Access and Utility Easement being sixty (60') feet in width over and across part of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 7 Township 22 South, Range 1 East Shelby County, Alabama, lying thirty (30') feet each side of the following centerline:

Start at an existing Shelby Iron accepted to mark the Southeast corner of the Northwest quarter of the Southeast quarter Section 07, Range 1 East, Township 22 South Shelby County, Alabama, said Shelby Iron being the POINT OF COMMENCEMENT; thence with a bearing N 0°26'45" W a distance of 1,257.04 feet to a point; thence with a bearing of N 89°01'10" W a distance of 30.70 feet to the POINT OF BEGINNING, said point lying on the Southern Right-of-Way of Montgomery Kymulga Road. Run along the centerline of an existing unimproved road for the following calls (points not monumented): Thence with a bearing of S 02°23'57" W a distance of 33.41 feet to a point; thence with a bearing of S 05°42'14" W a distance of 56.04 feet to a point; thence with a bearing of S 29°06'48" W a distance of 57.34 feet to a point; thence with a bearing of S 34°31'41" W a distance of 13.69 feet to a point; thence with a bearing of S 54°59'37" W a distance of 91.32 feet to a point; thence with a bearing of S 38° 31'40" W a distance of 70.42 feet to a point; thence with a bearing of S 19°41'29" W a distance of 82.80 feet to a point; thence with a bearing of S 22°29'48" W a distance of 56.12 feet to a point; thence with a bearing of S 34°42'27" W a distance of 112.33 feet to a point; thence with a bearing of S 38°39'06" W a distance of 116.93 feet to a point; thence with a bearing of S 32°37'37" W a distance of 101.94 feet to a point; thence with a bearing of S 35°06'27" W a distance of 206.88 feet to a point; thence with a bearing of S 35°33'34" W a distance of 81.11 feet to a point; thence with a bearing of S 16°53'44" W a distance of 101.53 feet to a point; thence with a bearing of S 08°09'39" W a distance of 125.73 feet to a point; thence with a bearing of S 09°33'17" W a distance of 118.11 feet to a point; thence with a bearing of S 13°33'23" W a distance of 103.49 feet to a point; thence with a bearing of S 13°31'34" W a distance of 103.00 feet to a point; thence with a bearing of S 18°31'26" W a distance of 50.18 feet to a point; thence with a bearing of S 29°39'23" W a distance of 71.50 feet to a point; thence with a bearing of S 38°

50'40" W a distance of 83.68 feet to a point; thence with a bearing of S 25°43'50" W a distance of 60.94 feet to a point; thence with a bearing of S 04°51'45" W a distance of 108.10 feet to a point; thence with a bearing of S 23°06'34" E a distance of 55.98 feet to a point; thence with a bearing of S 39°10'18" E a distance of 53.74 feet to a point; thence with a bearing of S 46°15'48" E a distance of 15.65 feet to a point; thence with a bearing of S 47°35'20" E a distance of 108.83 feet to a point, said point being the POINT OF ENDING.

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 whatsoever now or hereafter susceptible to commercial exploitation (collectively "Mineral Resources") 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 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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/07/2025 02:10:02 PM
\$246.00 PAYGE
20250507000138160

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>Walker Family Holdings, LTD</u>
Mailing Address	<u>1400 Jack Warner Parkway NE</u> <u>Tuscaloosa, AL 35404</u>	Mailing Address	<u>6969 Gadsden Hwy N</u> <u>Trussville, AL 35173</u>
Property Address	<u>0 Montgomery-Kymulga Road</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u></u>
		Total Purchase Price	<u>\$214,800.00</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>xx</u> Bill of Sale	<u></u> Appraisal
<u></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 May 02, 2025

Print Exchange Accommodation Services, LLC as QI for
The Westervelt Company

Unattested

Sign *Veronica*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)