

This Instrument was Prepared by:

Send Tax Notice To: Walker Family Holdings, LTD

Mike T. Atchison, Attorney at Law
101 West College Street
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 **Four Million One Hundred Fifty One Thousand Seven Hundred Twenty Five Dollars and No Cents (\$4,151,725.00)**, the amount of which can be verified in the **Sales Contract between the parties hereto**, to the undersigned Grantor, **The Westervelt Company, an Alabama 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**, (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 27th day of May, 2025.



The Westervelt Company, an Alabama Corporation

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

State of Alabama

County of Tuscaloosa

I, April K. 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, an Alabama 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 27th day of May, 2025

April K. Bushhorn
Notary Public, State of Alabama
April K. Bushhorn
My Commission Expires: 4/8/2026

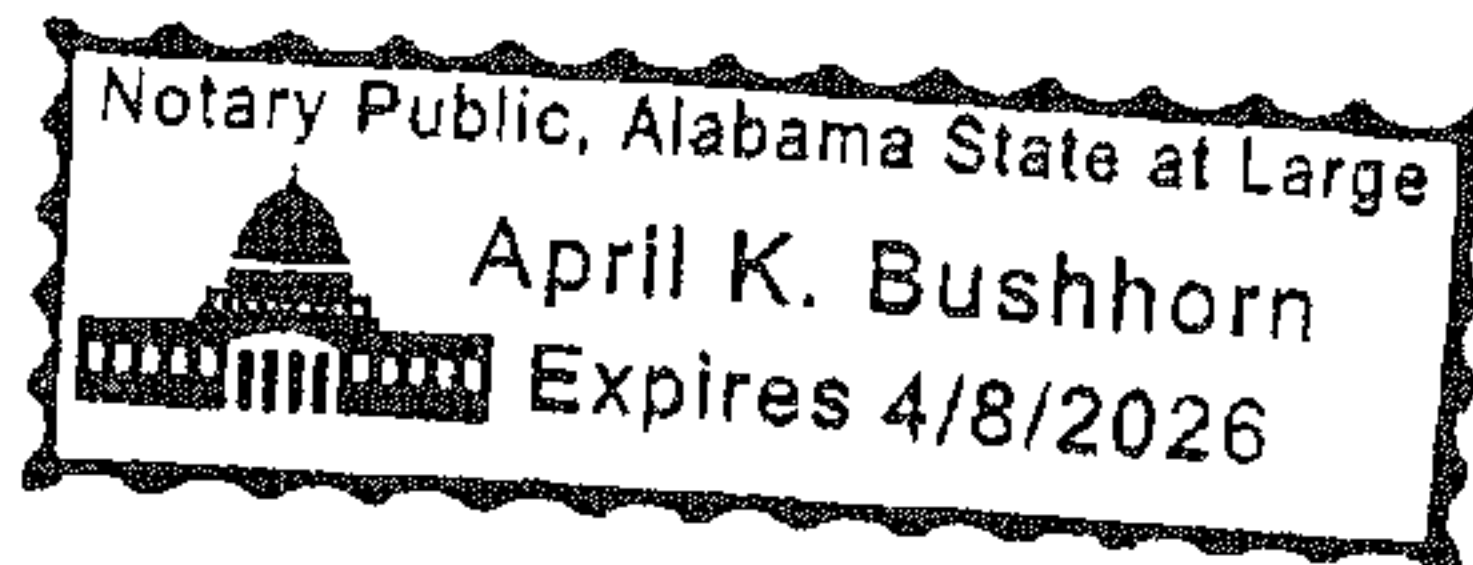


EXHIBIT "A" LEGAL DESCRIPTION

A Parcel of land situated in Sections 10, 11, 14 and 15, all in Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

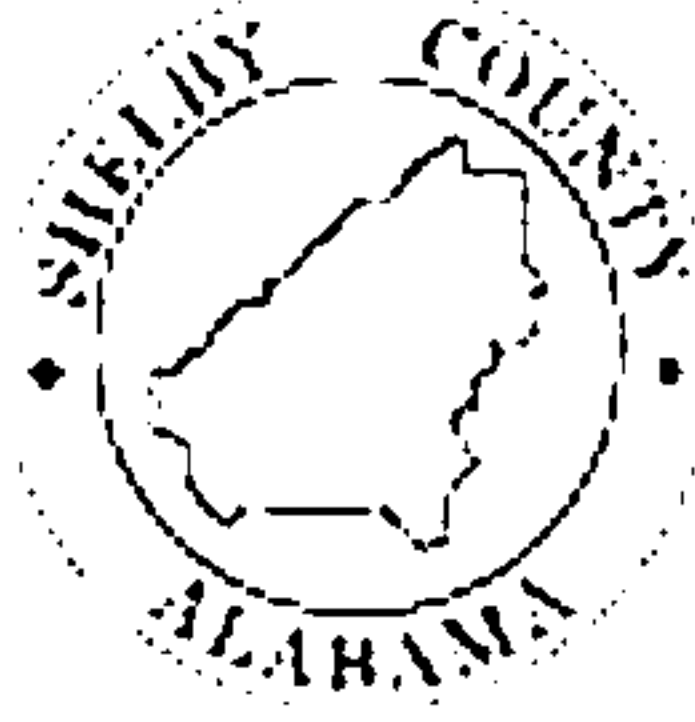
BEGIN at the NE Corner of Section 10, Township 21 South, Range 1 West, Shelby County, Alabama, said point also being the NW Corner of Section 11, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N88°44'15"E a distance of 897.52'; thence N88°49'28"E a distance of 146.79' to the Southerly R.O.W. line of Ruby Drive; thence S65°30'31"E and along said R.O.W. line a distance of 44.17'; thence N89°45'40"E and along said R.O.W. line a distance of 101.23'; thence S87°02'34"E and along said R.O.W. line a distance of 122.61', to a curve to the left, having a radius of 215.00', subtended by a chord bearing of N87°32'43"E, and a chord distance of 40.56'; thence along the arc of said curve and along said R.O.W. line a distance of 40.62'; thence N82°08'00"E and along said R.O.W. line a distance of 45.09', to a curve to the right, having a radius of 185.00', subtended by a chord bearing of N86°37'49"E, and a chord distance of 29.01'; thence along the arc of said curve and along said R.O.W. line a distance of 29.04'; thence S88°52'23"E and along said R.O.W. line a distance of 22.69', to a curve to the left, having a radius of 215.00', subtended by a chord bearing of N83°52'09"E, and a chord distance of 54.32'; thence along the arc of said curve and along said R.O.W. line a distance of 54.47'; thence N76°36'40"E and along said R.O.W. line a distance of 35.91', to a curve to the right, having a radius of 105.00', subtended by a chord bearing of S86°19'27"E, and a chord distance of 61.62'; thence along the arc of said curve and along said R.O.W. line a distance of 62.54'; thence S69°15'35"E and along said R.O.W. line a distance of 18.82', to a curve to the left, having a radius of 165.00', subtended by a chord bearing of S87°06'24"E, and a chord distance of 101.14'; thence along the arc of said curve and along said R.O.W. line a distance of 102.79' to the Westerly R.O.W. line of Chelsea Road; thence S13°40'16"E, leaving said Ruby Drive R.O.W. line and along said Chelsea Road R.O.W. line, a distance of 532.78', to a curve to the right, having a radius of 1343.00', subtended by a chord bearing of S04°53'33"E, and a chord distance of 409.93'; thence along the arc of said curve and along said R.O.W. line a distance of 411.54'; thence S03°53'11"W and along said R.O.W. line a distance of 464.10', to a curve to the left, having a radius of 2601.00', subtended by a chord bearing of S01°50'17"E, and a chord distance of 518.87'; thence along the arc of said curve and along said R.O.W. line a distance of 519.73'; thence S07°33'45"E and along said R.O.W. line a distance of 615.95', to a curve to the right, having a radius of 1923.00', subtended by a chord bearing of S01°19'20"W, and a chord distance of 594.01'; thence along the arc of said curve and along said R.O.W. line a distance of 596.40'; thence S10°12'26"W and along said R.O.W. line a distance of 318.83', to a curve to the left, having a radius of 2526.00', subtended by a chord bearing of S06°44'03"W, and a chord distance of 306.03'; thence along the arc of said curve and along said R.O.W. line a distance of 306.22'; thence S03°15'41"W and along said R.O.W. line a distance of 779.72', to a curve to the left, having a radius of 1476.00', subtended by a chord bearing of S02°45'02"E, and a chord distance of 309.17'; thence along the arc of said curve and along said R.O.W. line a distance of 309.74'; thence S08°45'44"E and along said R.O.W. line a distance of 272.18', to a curve to the right, having a radius of 998.00', subtended by a chord bearing of S03°59'37"W, and a chord distance of 440.71'; thence along the arc of said curve and along said R.O.W. line a distance of 444.37'; thence S16°44'58"W and along said R.O.W. line a distance of 363.42', to a curve to the left, having a radius of 1876.00', subtended by a chord bearing of S06°50'29"W, and a chord distance of 645.60'; thence along the arc of said curve and along said R.O.W. line a distance of 648.83'; thence S03°04'00"E and along said R.O.W. line a distance of 88.45'; thence N79°24'27"W and leaving said R.O.W. line a distance of 216.62'; thence N01°00'26"W a distance of 1281.69'; thence S88°46'08"W a distance of 1354.56'; thence S00°02'47"E a distance of 1350.66'; thence S88°46'42"W a distance of 663.84'; thence S88°56'17"W a distance of 543.67' to the Easterly R.O.W. line of Rocky Ridge Road; thence N09°31'32"W and along said R.O.W. line a distance of 84.15', to a curve to the right, having a radius of 455.00', subtended by a chord bearing of N02°35'58"E, and a chord distance of 191.14'; thence along the arc of said curve and along said R.O.W. line a distance of 192.58'; thence N14°43'29"E and along said R.O.W. line a distance of 87.55', to a curve to the left, having a radius of 705.00', subtended by a chord bearing of N08°48'33"E, and a chord distance of 145.32'; thence along the arc of said curve and along said R.O.W. line a distance of 145.58'; thence N02°53'36"E and along said R.O.W. line a distance of 92.51', to a curve to the left, having a radius of 385.00', subtended by a chord bearing of N05°36'17"W, and a chord distance of 113.79'; thence along the arc of said curve and along said R.O.W. line a distance of 114.21'; thence N14°06'11"W and along said R.O.W. line a distance of 31.74', to a curve to the left, having a radius of 220.00', subtended by a chord bearing of N34°11'41"W, and a chord distance of 151.15'; thence along the arc of said curve and along said R.O.W. line a distance of 154.29'; thence N54°17'11"W and along said R.O.W. line a distance of 121.77', to a curve to the left, having a radius of 580.00', subtended by a chord bearing of N60°11'34"W, and a chord distance of 119.37'; thence along the arc of said curve and along said R.O.W. line a distance of 119.58'; thence N66°05'56"W and along said R.O.W. line a distance of 259.11', to a curve to the right, having a radius of 245.00', subtended by a chord bearing of N52°07'34"W, and a chord distance of 118.32'; thence along the arc of said curve and along said R.O.W. line a distance of 119.50'; thence N38°09'12"W and along said R.O.W. line a distance of 250.08', to a curve to the right, having a radius of 526.00', subtended by a chord bearing of N31°45'26"W, and a chord distance of 117.19'; thence along the arc of said curve and along said R.O.W. line a distance of 117.44'; thence N25°21'40"W and along said R.O.W. line a distance of 31.46', to a curve to the left, having a radius of 947.00', subtended by a chord bearing of

N30°04'49"W, and a chord distance of 155.82'; thence along the arc of said curve and along said R.O.W. line a distance of 156.00'; thence N34°47'58"W and along said R.O.W. line a distance of 108.28', to a curve to the right, having a radius of 220.00', subtended by a chord bearing of N21°06'37"W, and a chord distance of 104.13'; thence along the arc of said curve and along said R.O.W. line a distance of 105.13'; thence N07°25'16"W and along said R.O.W. line a distance of 66.95', to a curve to the left, having a radius of 630.00', subtended by a chord bearing of N10°11'35"W, and a chord distance of 60.94'; thence along the arc of said curve and along said R.O.W. line a distance of 60.96'; thence N12°57'54"W and along said R.O.W. line a distance of 215.72', to a curve to the right, having a radius of 570.00', subtended by a chord bearing of N09°19'14"W, and a chord distance of 72.47'; thence along the arc of said curve and along said R.O.W. line a distance of 72.52'; thence N05°40'33"W and along said R.O.W. line a distance of 55.01', to a curve to the left, having a radius of 380.00', subtended by a chord bearing of N12°36'03"W, and a chord distance of 91.63'; thence along the arc of said curve and along said R.O.W. line a distance of 91.86'; thence N19°31'34"W and along said R.O.W. line a distance of 66.25', to a curve to the right, having a radius of 410.00', subtended by a chord bearing of N11°50'35"W, and a chord distance of 109.63'; thence along the arc of said curve and along said R.O.W. line a distance of 109.95'; thence N04°09'37"W and along said R.O.W. line a distance of 67.25'; thence N08°09'03"W and along said R.O.W. line a distance of 50.29', to a curve to the left, having a radius of 130.00', subtended by a chord bearing of N14°45'58"W, and a chord distance of 29.95'; thence along the arc of said curve and along said R.O.W. line a distance of 30.02'; thence N21°22'53"W and along said R.O.W. line a distance of 33.41', to a curve to the right, having a radius of 148.00', subtended by a chord bearing of N05°47'22"W, and a chord distance of 79.56'; thence along the arc of said curve and along said R.O.W. line a distance of 80.55'; thence N09°48'09"E and along said R.O.W. line a distance of 57.23', to a curve to the left, having a radius of 215.00', subtended by a chord bearing of N11°33'31"W, and a chord distance of 147.45'; thence along the arc of said curve and along said R.O.W. line a distance of 150.50'; thence N31°36'46"W and along said R.O.W. line a distance of 99.46'; thence N15°34'51"W and along said R.O.W. line a distance of 99.20'; thence N19°14'09"W and along said R.O.W. line a distance of 99.16'; thence N28°27'19"W and along said R.O.W. line a distance of 49.60', to a curve to the right, having a radius of 125.00', subtended by a chord bearing of N10°03'26"W, and a chord distance of 78.90'; thence along the arc of said curve and along said R.O.W. line a distance of 80.28'; thence N08°20'28"E and along said R.O.W. line a distance of 115.07', to a curve to the left, having a radius of 520.00', subtended by a chord bearing of N12°18'00"W, and a chord distance of 366.61'; thence along the arc of said curve and along said R.O.W. line a distance of 374.66'; thence N32°56'28"W and along said R.O.W. line a distance of 35.74'; thence N49°16'36"W and along said R.O.W. line a distance of 89.57', to a curve to the right, having a radius of 130.00', subtended by a chord bearing of N30°10'17"W, and a chord distance of 85.10'; thence along the arc of said curve and along said R.O.W. line a distance of 86.70'; thence N11°03'57"W and along said R.O.W. line a distance of 102.49', to a curve to the right, having a radius of 65.00', subtended by a chord bearing of N14°19'46"E, and a chord distance of 55.75'; thence along the arc of said curve and along said R.O.W. line a distance of 57.62'; thence N39°43'29"E and along said R.O.W. line a distance of 58.75', to a curve to the left, having a radius of 180.00', subtended by a chord bearing of N19°48'09"E, and a chord distance of 122.67'; thence along the arc of said curve and along said R.O.W. line a distance of 125.18'; thence N00°07'11"W and along said R.O.W. line a distance of 100.16', to a curve to the left, having a radius of 630.00', subtended by a chord bearing of N05°09'19"W, and a chord distance of 110.59'; thence along the arc of said curve and along said R.O.W. line a distance of 110.74'; thence N10°11'27"W and along said R.O.W. line a distance of 38.84', to a curve to the right, having a radius of 128.00', subtended by a chord bearing of N14°54'22"E, and a chord distance of 108.58'; thence along the arc of said curve and along said R.O.W. line a distance of 112.13'; thence N40°00'11"E and along said R.O.W. line a distance of 62.26'; thence N46°08'54"E and along said R.O.W. line a distance of 53.18', to a curve to the right, having a radius of 95.00', subtended by a chord bearing of N75°57'58"E, and a chord distance of 94.48'; thence along the arc of said curve and along said R.O.W. line a distance of 98.88'; thence S74°12'59"E and along said R.O.W. line a distance of 61.31'; thence S64°32'49"E and along said R.O.W. line a distance of 96.95'; thence S26°06'51"E and leaving said R.O.W. line a distance of 7.89'; thence S59°32'50"E a distance of 225.25'; thence S88°21'25"E a distance of 71.14'; thence N37°02'26"E a distance of 57.05'; thence N01°42'52"W a distance of 338.96'; thence N62°02'28"W a distance of 74.12'; thence N85°17'32"W a distance of 165.91'; thence S84°56'46"W a distance of 66.44'; thence S58°42'09"W a distance of 30.03'; thence S15°11'20"W a distance of 31.37'; thence S07°30'48"W a distance of 118.10'; thence S08°04'53"E a distance of 45.22'; thence S26°06'51"E a distance of 10.21' to the Northerly R.O.W. line of Rocky Ridge Road; thence N64°32'49"W and along said R.O.W. line a distance of 26.42'; thence N74°12'59"W and along said R.O.W. line a distance of 66.38', to a curve to the left, having a radius of 155.00', subtended by a chord bearing of S75°57'58"W, and a chord distance of 154.14'; thence along the arc of said curve and along said R.O.W. line a distance of 161.33'; thence S46°08'54"W and along said R.O.W. line a distance of 56.40'; thence S40°00'11"W and along said R.O.W. line a distance of 65.48', to a curve to the left, having a radius of 188.00', subtended by a chord bearing of S24°30'19"W, and a chord distance of 100.47'; thence along the arc of said curve and along said R.O.W. line a distance of 101.70'; thence N53°57'57"W and leaving said R.O.W. line a distance of 103.40'; thence N10°02'41"E a distance of 384.88'; thence N33°22'23"E a distance of 347.95'; thence N00°30'17"W a distance of 451.38'; thence N66°21'20"W a distance of 472.94'; thence N07°52'32"E a distance of 209.36'; thence N62°56'50"W a distance of 398.01'; thence N89°06'47"W a distance of 815.96'; thence N34°48'05"W a distance of 180.60'; thence N88°24'05"E a distance of 4218.08' to the POINT OF BEGINNING.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

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 and hereafter susceptible to commercial exploitation (collectively "Mineral Resources") in or upon the Property, together with the usual and customary right 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.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/29/2025 08:42:46 AM
 \$4189.00 KELSEY
 20250529000163160

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	The Westervelt Company, an Alabama Corporation	Grantee's Name	Walker Family Holdings, LTD
Mailing Address	1400 Jack Warner Parkway NE	Mailing Address	6969 Gadsden Hwy N
	Tuscaloosa AL 35404		Trussville, AL 35173
Property Address	Columbiana, AL	Date of Sale	May 28, 2025
		Total Purchase Price	\$4,151,725.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 23, 2025

Print The Westervelt Company, an Alabama Corporation

☐ Unattested

Allen S. Bayl
 (verified by)

Sign *Allen S. Bayl*
 (Grantor/Grantee/Owner/Agent) circle one