

This Instrument was Prepared by:

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

File No.: S-25-30526

Send Tax Notice To: James R. Cox, II  
Anna Cox

193 Carleton Point Dr  
Wilsonville, AL 35186

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, 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 **James R. Cox, II and Anna Cox, 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

\$320,000.00 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

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 25th day of June, 2025.

The Westervelt Company, a Delaware corporation

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

State of Alabama

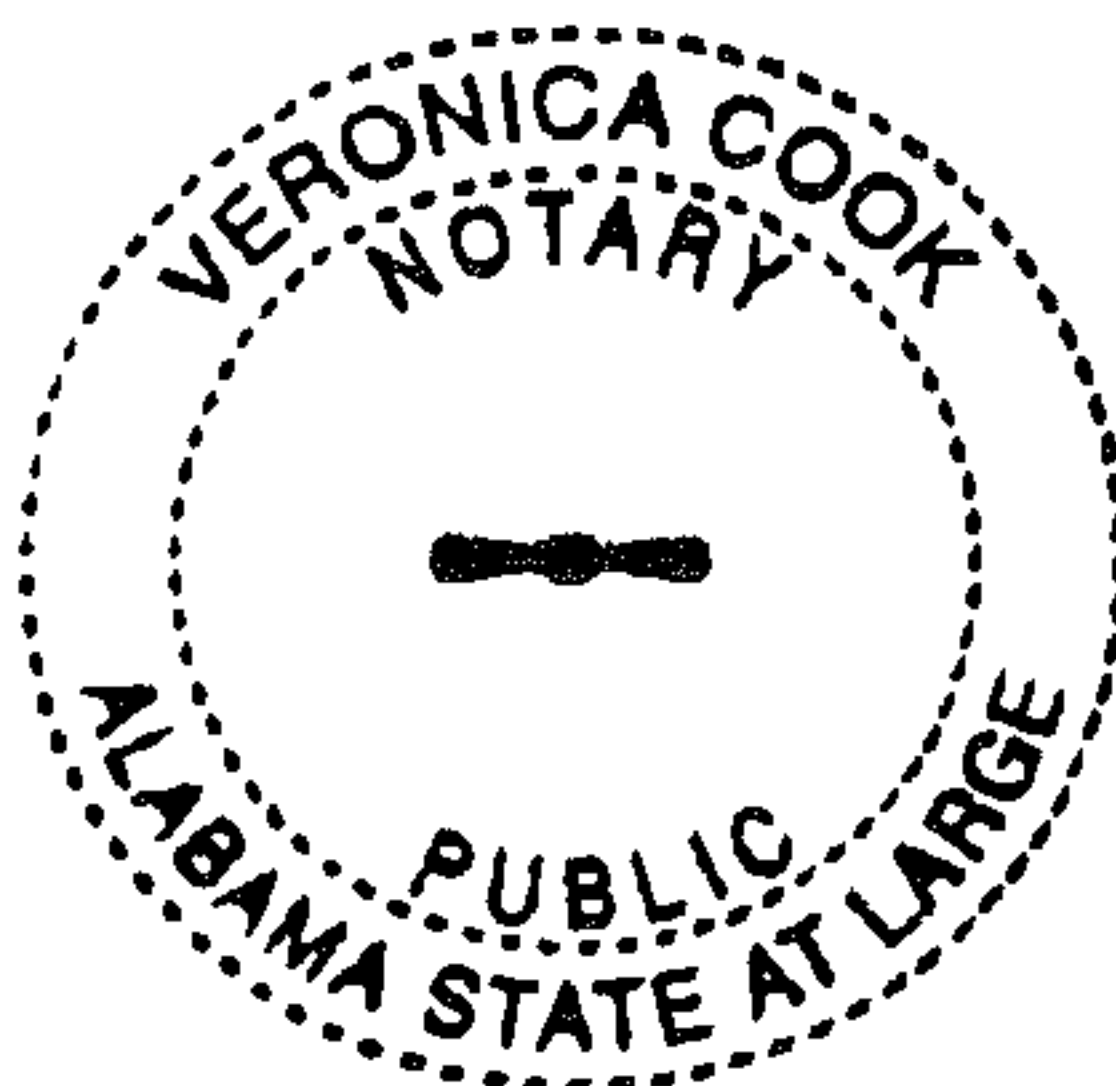
County of Tuscaloosa

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, 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 25th day of June, 2025

Veronica Cook  
Notary Public, State of Alabama

My Commission Expires: 4-11-29



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

Commencing and beginning at a Railroad I-Beam at the Southeast corner of the Joseph E. Walden property as recorded in Instrument #1998-37650, in the Office of the Shelby County, Alabama Probate Judge and locally accepted as being the Southwest corner of the NE 1/4 of the SW 1/4 of Section 16, Township 22 South, Range 1 East, Shelby County, Alabama; thence North 01 degrees 08 minutes 18 seconds West, 1279.81 feet to a 1-inch solid rod found on the South margin of Nine Oaks Road (60-foot right of way); thence the following courses along the South margin of said road; thence South 81 degrees 20 minutes 09 seconds East, 224.62 feet to an iron rod set (CA1066LS); thence South 88 degrees 24 minutes 42 seconds East 765.45 feet to an iron rod set (CA1066LS) on the West margin of Alabama Highway #145 (200-foot right of way); thence South 24 degrees 13 minutes 36 seconds West, 22.00 feet along the West margin of said highway to an iron rod set (CA1066LS); thence South 24 degrees 52 minutes 44 seconds West, 1383.32 feet along the West margin of said highway to an iron rod set (CA1066LS); thence North 82 degrees 14 minutes 34 seconds West, 374.22 feet to the point of beginning.

Said parcel of land lying in the E 1/2 of the SW 1/4 of Section 16, Township 22 South, Range 1 Est, Shelby County, Alabama.

According to survey of Glen A. McCord, P.E., P.L.S. #20694, dated April 23, 2025.

Seller hereby reserves from the sale of the Property for itself and its successors and assigns, all interests in oil, gas, and other liquid or gaseous hydrocarbons including, without limitation, coal seam gas, coal; sand; gravel; 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.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/27/2025 02:54:20 PM  
 \$29.00 KELSEY  
 20250627000196680

*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>Western H Company</u>	Grantee's Name	<u>James Cox</u>
Mailing Address	<u>1400 Jack Warner Hwy NE</u> <u>Tuscaloosa, AL</u> <u>35404</u>	Mailing Address	<u>193 Carleton Point Dr</u> <u>Wilsonville AL</u> <u>35180</u>
Property Address	<u>Nine Oaks Rd</u> <u>Shelby, AL</u> <u>35143</u>	Date of Sale	<u>6-25-25</u>
		Total Purchase Price \$	<u>150,000.00</u>
		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)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 or 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 6-25-25

Unattested

(verified by)

Print

Sign

Mike T. Atkinson

Mike T. Atkinson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1