

This Instrument was Prepared by:

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

Send Tax Notice To: Dennis Polley
337 Saddle Ridge Drive
Columbiana, AL 35051

CORPORATION STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Twenty Seven Thousand Dollars and No Cents (\$427,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **The Westervelt Company**, (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 **Dennis Polley**, (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.

\$000 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 25th day of JULY, 2025.



The Westervelt Company

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

State of Alabama

County of Shelby

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 25th day of JULY, 2025.

Veronica Cook

Notary Public, State of Alabama

My Commission Expires: 4-11-29

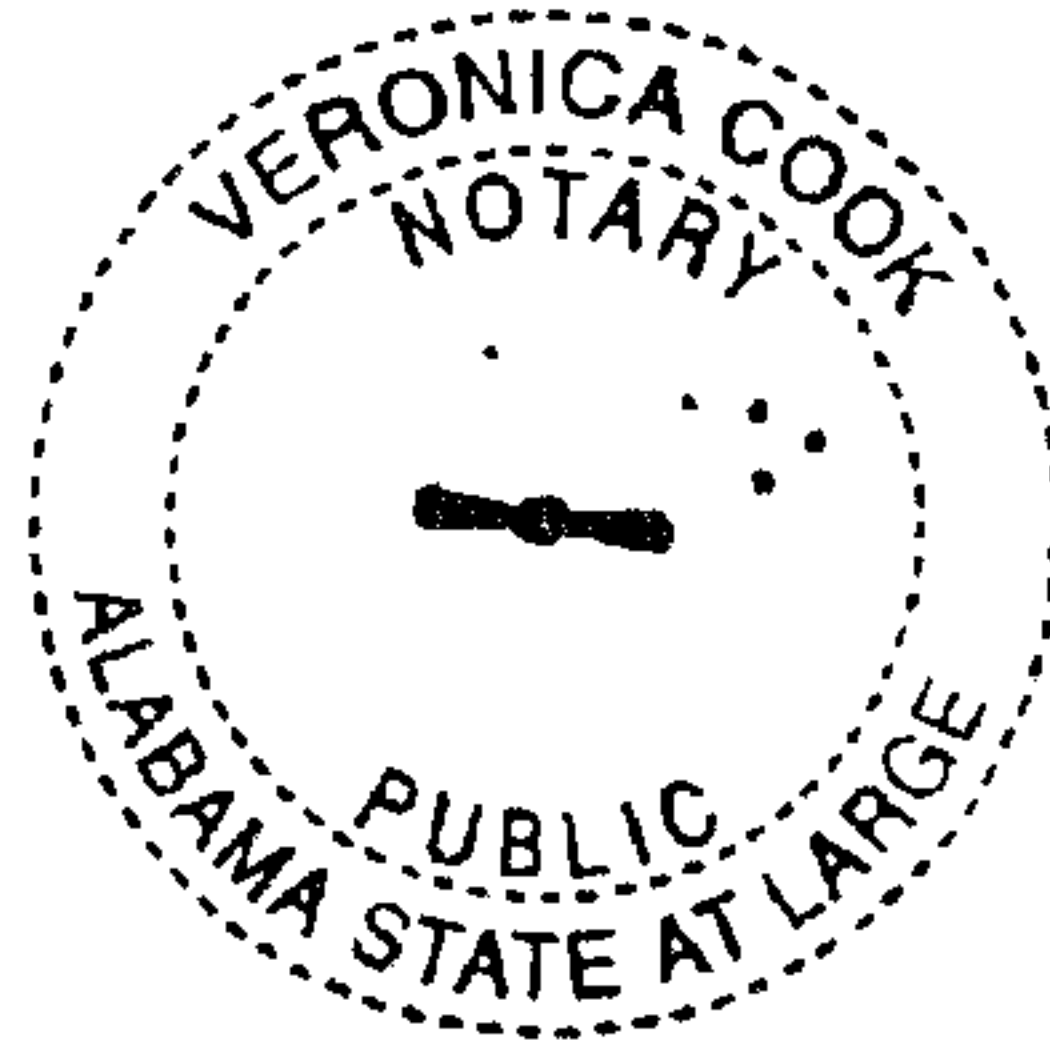


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of Section 25, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a Shelby Iron Rail accepted to mark the SE Corner of Section 25, Township 20 South, Range 1 West; thence run S 87°54'24" W for a distance of 686.07 feet along the Southern boundary of said Section line to a set rebar, said rebar being the **POINT OF BEGINNING**; thence run S 87°54'24" W for a distance of 1885.36 feet along said Section line to a set rebar, said rebar lying 30 feet from the centerline of an existing un-improved access road; thence run along the property line located 30' East of the centerline of an existing un-improved access road the following calls:

N 13°13'59" W for a distance of 287.22 feet to a set rebar; N 19°47'18" E for a distance of 431.86 feet to a set rebar; N 67°20'03" E for a distance of 565.13 feet to a set rebar; N 10°43'28" W for a distance of 568.61 feet to found rebar;

Thence run S 88°51'55" E for a distance of 1382.92 feet to a found rebar; thence run S 00°13'24" E for a distance of 1366.17 feet to the **POINT OF BEGINNING**.

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; 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 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 Resource so produced. Seller also reserves ownership of the road that lies on the western boundary of the Property.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/30/2025 08:27:52 AM
 \$458.00 BRITTANI
 20250730000230920

Allen S. Byrd

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 Westerve H Company

Grantee's Name

Dennis Polley

Mailing Address

*P.O. Box 4899
 Tuscaloosa, AL
 35404*

Mailing Address

*105 Corporate Woods Cir
 Alabaster, AL
 35007*

Property Address

*D Sucamore Road
 Columbiana, AL
 35051*

Date of Sale

7-25-25

Total Purchase Price \$

427,000.00

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)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other

☐ 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 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

7-25-25

Print

Mike T. Atkinson

Sign

Mike T. Atkinson

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1