

This Instrument was Prepared by:

Send Tax Notice To: Chadwyn Russ
Madison Purcell

Mike T. Atchison, Attorney at Law
101 West College Street
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 **One Hundred Eighty Thousand Three Hundred Sixty Dollars and No Cents (\$180,360.00)**, 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 **Chadwyn Russ and Madison Purcell**, (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.

~~\$180,360.00~~
\$150,000.00

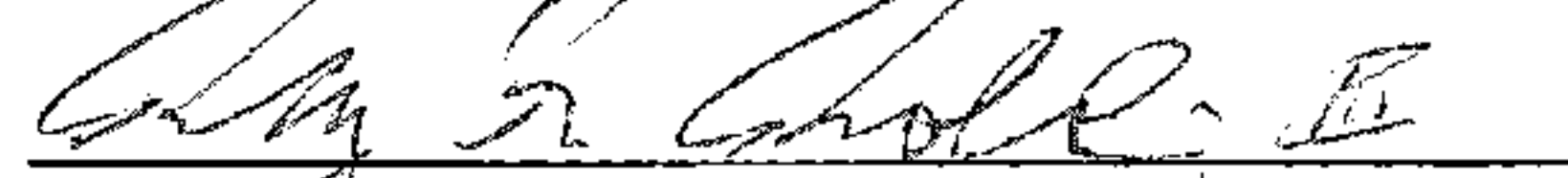
of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND 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 30th day of March, 2026.

THE WESTERVELT COMPANY


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

State of Alabama

County of Tuscaloosa

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 30th day of March, 2026


Notary Public, State of Alabama

My Commission Expires: 4.11.29

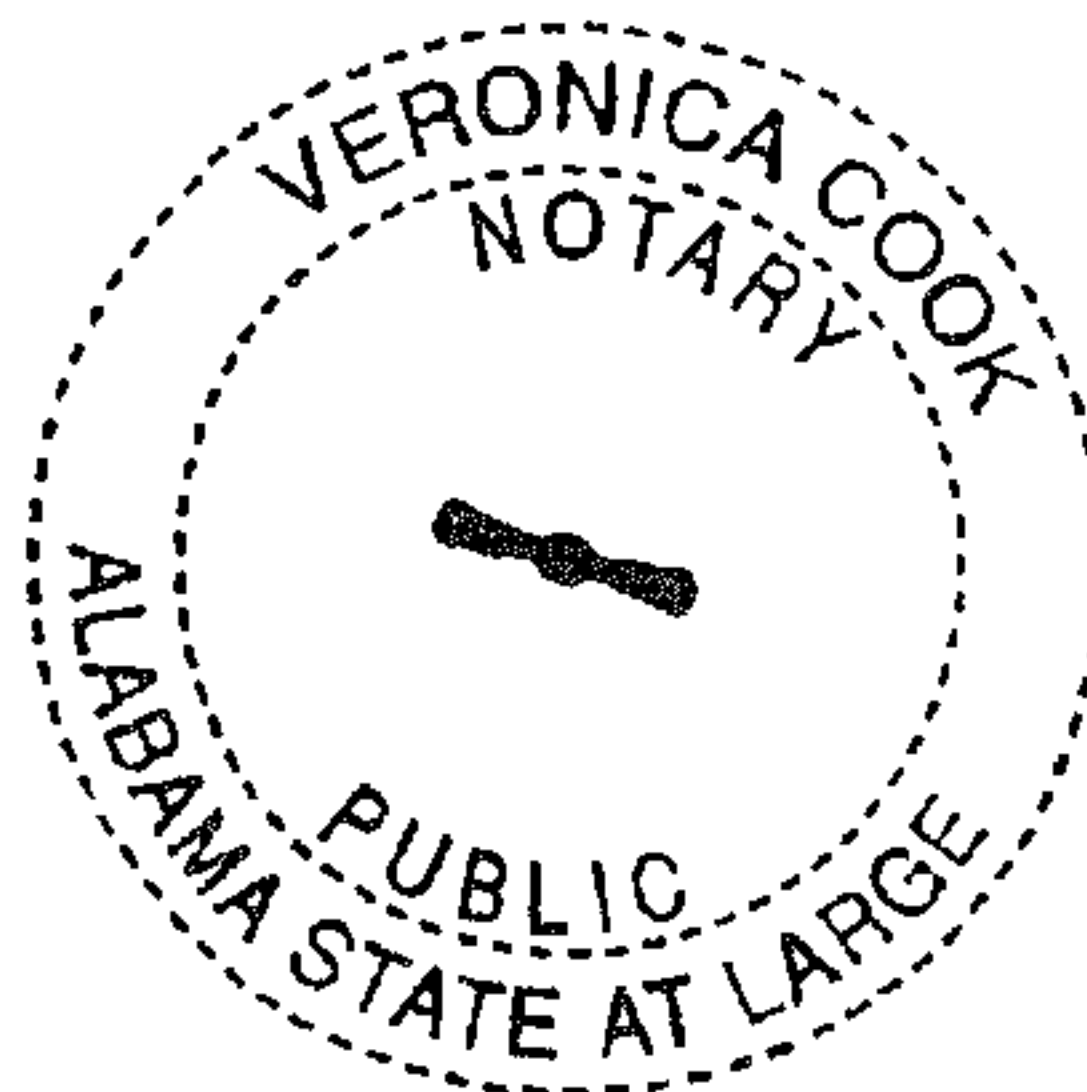


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of Section 3, Township 24 North, Range 15 East, and the West 1/2 of Fractional Section 20, Township 22 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of Section 3, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 88 degrees 01 minutes 20 seconds East a distance of 564.94 feet to the point of beginning; thence North 02 degrees 47 minutes 07 seconds West a distance of 998.00 feet; thence North 88 degrees 01 minutes 20 seconds East, a distance of 730.00 feet; thence South 02 degrees 47 minutes 07 seconds East a distance of 998.00 feet; thence South 01 degrees 34 minutes 10 seconds East a distance of 185.11 feet to the Northerly right of way line of Strawberry Road; thence South 88 degrees 14 minutes 23 seconds West and along said right of way line a distance of 202.67 feet to a curve to the left, having a radius of 2055.00 feet, subtended by a chord bearing of South 84 degrees 03 minutes 19 seconds West, and a chord distance of 299.89 feet; thence along the arc of said curve and along said right of way line a distance of 300.15 feet; thence South 79 degrees 52 minutes 16 seconds West and along said right of way line a distance of 225.79 feet; thence North 02 degrees 47 minutes 07 seconds West and leaving said right of way line a distance of 237.12 feet to the point of beginning.

According to survey of Rodney Shiflett, RLS # 21784, dated February 13, 2026.

And Subject to Exhibit "B" attached hereto.

EXHIBIT B

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 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. It is also understood Seller reserves all rights to use the pore spaces associated with the Property and all rights to store and sequester carbon and other greenhouse gases in, on and under the Property.

DEED RESTRICTIONS

The following restrictions shall run with the Property and shall be binding upon all owners of the property and their successors and assigns:

Use of Property. The Property shall be used for single-family residential purposes only. No trade, business, or commercial activity shall be conducted on the Property, except home occupations that are incidental to residential use, do not generate regular customer or delivery traffic, do not involve exterior signage, and do not create noise, odor, or other nuisance conditions.

Permitted Structures. No structure shall be erected, altered, placed, or permitted to remain on the Property other than: (i) One (1) detached single-family residence not exceeding two and one-half (2½) stories in height; and (ii) One (1) private garage serving the residence with capacity for no more than four (4) vehicles. Except as expressly permitted for animal-related structures, no detached building, accessory structure, or outbuilding shall be constructed or placed on the Property without prior written approval.

Animals and Livestock. No animals, birds, livestock, or fowl of any kind shall be kept, raised, or maintained on the Property except as follows: (i) Customary household pets, including dogs and cats, are permitted provided they are not kept for commercial purposes and do not constitute a nuisance or annoyance to other owners, (ii) Grazing animals, including horses, cows, or goats, are permitted at a density not to exceed one (1) grazing animal per one and one-half (1½) acres; and (iii) Up to eight (8) chickens per Lot are permitted; roosters are prohibited. All permitted animals shall be properly fenced and maintained in accordance with applicable laws and in a manner that does not create a nuisance.

Prohibited Residential Use of Temporary Structures. No trailer, recreational vehicle (RV), camper, tent, shack, barn (except as permitted for animal use), or other temporary structure shall be used as a residence on the Property.

Nuisances. No noxious or offensive activity shall be carried on upon the Property, nor shall anything be done that may become an annoyance or nuisance to neighboring owners.

Subdivision. The Property shall not be subdivided, divided, or reduced in size without prior written approval of Grantor, which may be withheld in its sole and absolute discretion.

Vehicles. No inoperable vehicles shall be parked or stored on the Property except within a fully enclosed garage. No commercial vehicles exceeding one (1) ton capacity shall be parked on the Property.

