

20211105000537810  
11/05/2021 03:09:59 PM  
DEEDS 1/3

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
The Harrelson Law Firm, LLC  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To:  
Darrel James Grice  
347 Lane Park Trail  
Maylene, AL 35114

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY         )

That in consideration of ONE HUNDRED TWO THOUSAND and 00/100 DOLLARS (\$102,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, HIGHPOINTE PARTNERS, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto DARREL JAMES GRICE, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

LOT 8, ACCORDING TO THE SURVEY OF CLEARVIEW ESTATES, AS RECORDED IN  
MAP BOOK 54, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions; (5) Deed Restrictions attached hereto as Exhibit "A".

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.  
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its duly authorized member, has hereunto set its hand and seal this the 19th day of October, 2021.


Highpointe Partners, LLC

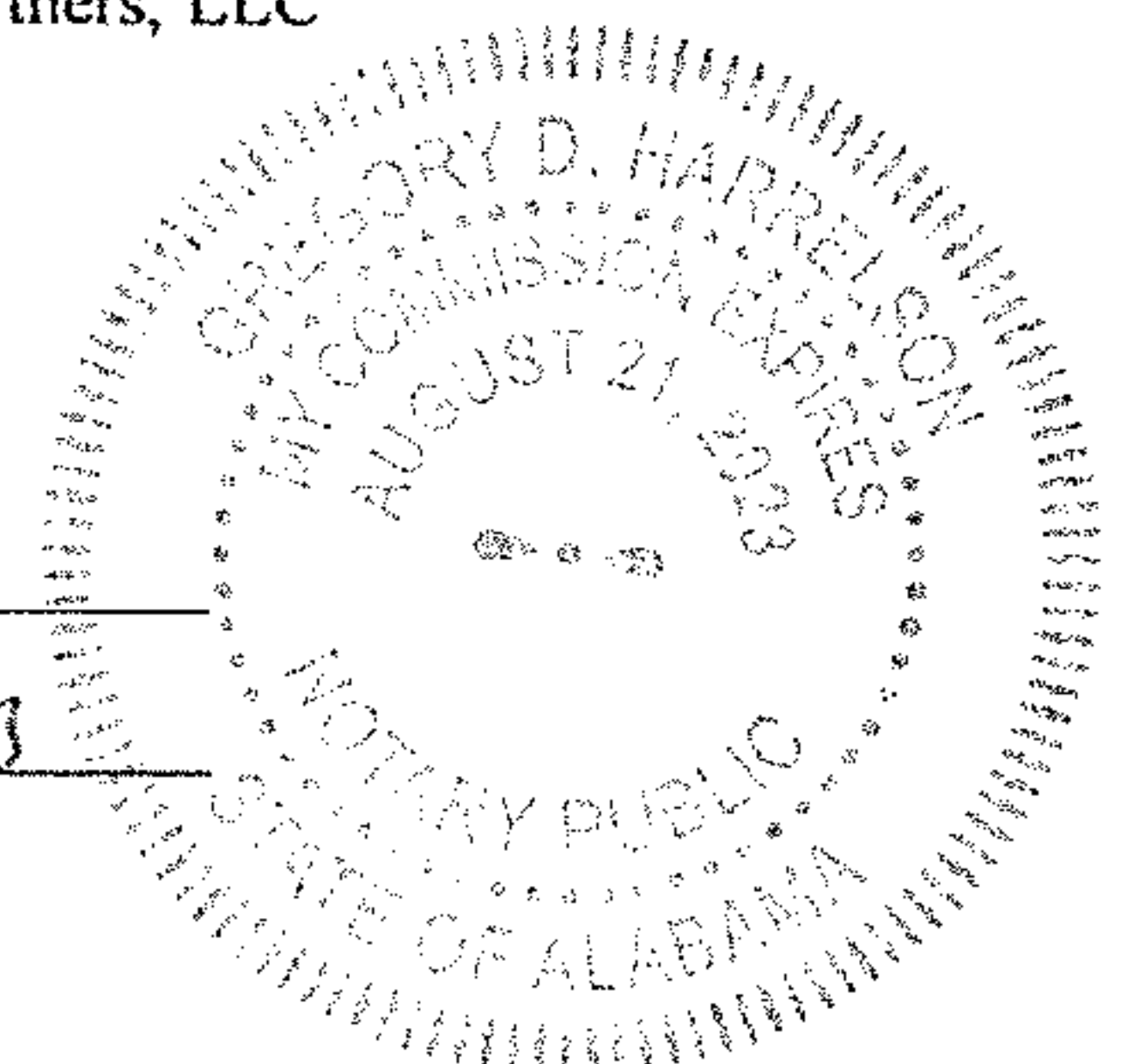
  
By: Wes Davis  
Its: Member

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wes Davis, whose name as Member of Highpointe Partners, LLC 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 conveyance, he, as such Member and with full authority executed the same voluntarily for and as the act of Highpointe Partners, LLC on the day the same bears date.

Given under my hand and official seal, this the 18th day of October, 2021.

  
NOTARY PUBLIC  
My Commission Expires 8/21/23



**EXHIBIT "A"**

**Declaration of Protective Deed Restrictions for Clearview Estates  
A Residential Subdivision**

- A. No mobile or manufactured homes shall be allowed on any lot.
- B. Minimum floor area shall be 2,000 square feet living area for a one-story residence and 2,500 square feet for a one-half story.
- C. No boats, trailers or recreational vehicles may be parked in any location that can be seen from the road for a period in excess of 48 hours, provided boats and recreational vehicles and like may be stored indefinitely if they are stored in such a manner that they are incapable of being seen by another lot or home site.
- D. Any lot owner intending to install a fence along the Hwy frontage portion of the lot must construct a four-rail split fence using square posts and 2"x 6" slats with a black finish, in order to maintain uniformity along the roadway.

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Highpointe Partners LLC  
 Mailing Address 120 Bishop Circle  
Pelham, AL 35124

Grantee's Name Darrell James Grice  
 Mailing Address 347 Lane Park Trl  
Maylene, AL 35114

Property Address N/A

Date of Sale 10/19/2021

Total Purchase Price \$ 102,000.00

or

Actual Value \$ \_\_\_\_\_

or

*Assessor's* Assessor's Market Value \$ \_\_\_\_\_

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
Shelby County, AL  
11/05/2021 03:09:59 PM  
\$130.00 CHERRY  
20211105000537810



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 10/19/2021

Print Wes Davis

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one