

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:
Marc Howard
1436 Stoney Kirk Rd
Pelham, AL 35124

WARRANTY DEED

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

That in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND and 00/100 DOLLARS (\$185,000.00) 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 MARC HOWARD (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

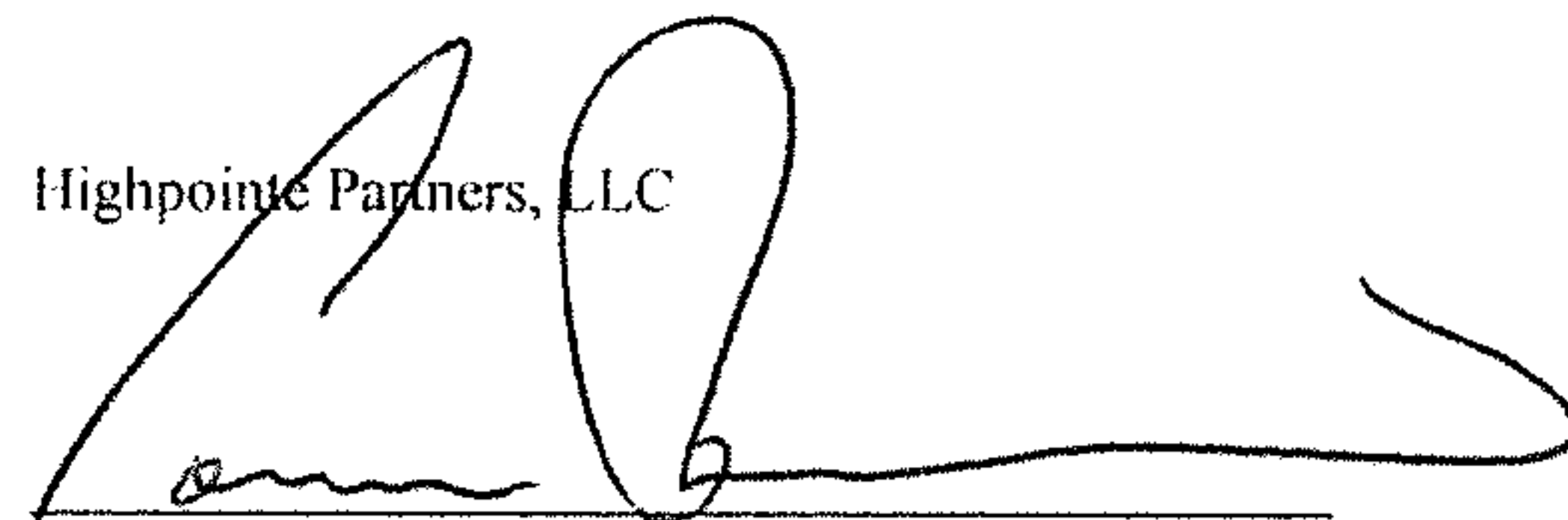
SEE EXGHIBIT "A" LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes due and payable October 1, 2023 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 "B".

\$157,200.00 of the purchase price was paid with the proceeds of a purchase money mortgage executed simultaneously herewith.

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 12th day of April, 2023.

Highpointe Partners, LLC

By: Connor Farmer
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 Connor Farmer, 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 12th day of April, 2023.


NOTARY PUBLIC
My Commission Expires 8/21/23

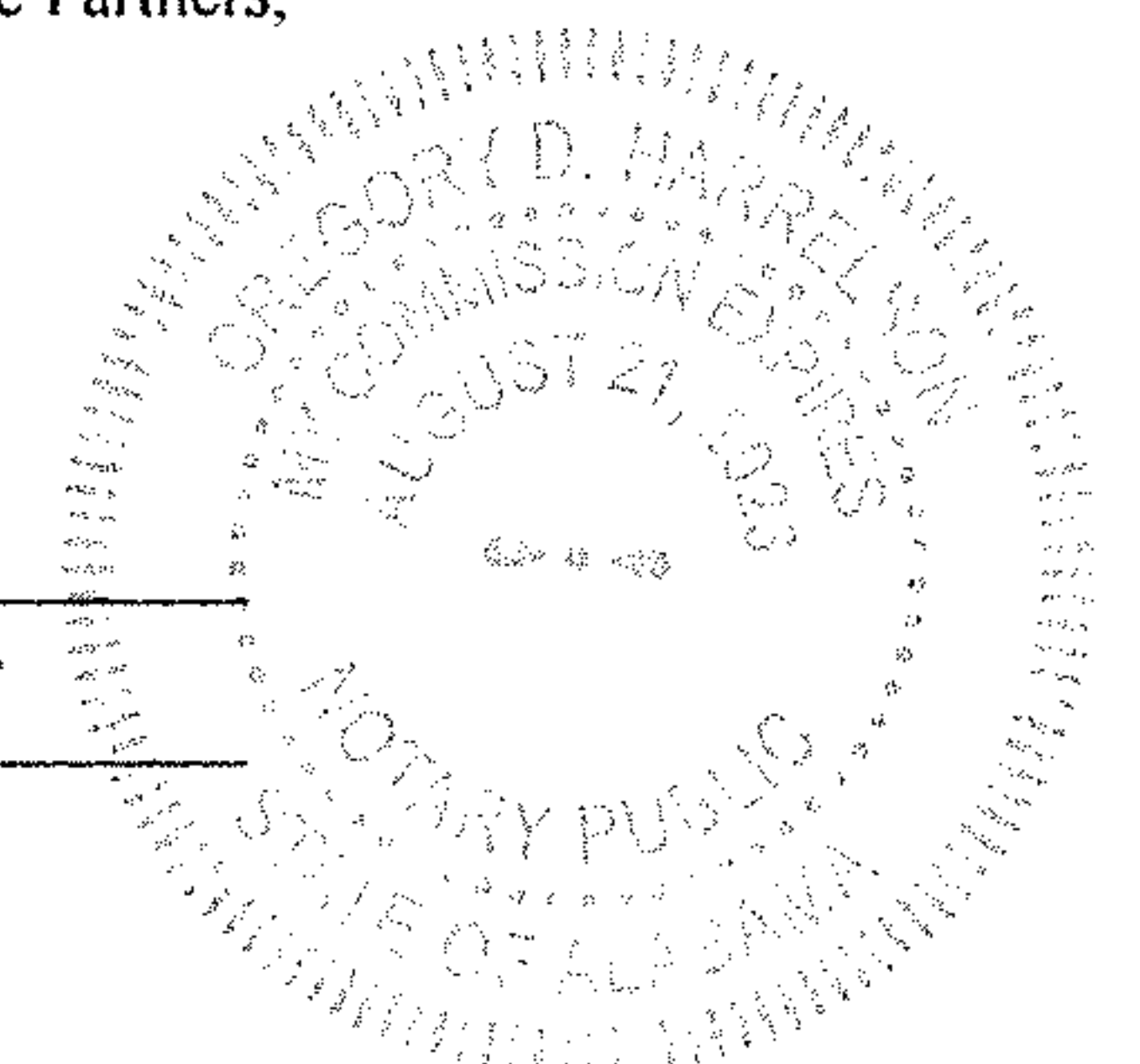


EXHIBIT "A"**Legal Description:**

Commence at a concrete monument in place being the Southeast corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 89° 03' 03" West along the South boundary of Section 1 and is also the North boundary of Section 12, Township 21 South, Range 2 West for a distance of 660.78 feet to a concrete monument in place; thence proceed South 60° 37' 32" West for a distance of 753.05 feet (set ½" rebar CA-0114-LS), said point being the point of beginning. From this beginning point continue South 60° 37' 32" West for a distance of 623.09 feet (set ½" rebar CA-0114-LS; thence proceed North 24° 02' 11" West for a distance of 1212.60 feet (set ½" rebar CA-0114-LS), said point being located on the Southerly right-of-way of Joiner Town Road; thence proceed North 44° 31' 31" East along the Southerly right-of-way of said road for a distance of 83.75 feet to the P. C. of a concave curve right having an arc length of 230.59 feet and a radius of 508.85 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 57° 30' 26" East, 228.62 feet to the P. T. of said curve; thence proceed North 70° 29' 21" East along the Southerly right-of-way of said road for a distance of 395.61 feet to the P. C. of a concave curve right having an arc length of 101.95 feet and a radius of 372.21 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 78° 20' 11" East, 101.64 feet (set ½" rebar CA-0114-LS); thence proceed South 15° 23' 13" East for a distance of 1179.28 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth of Section 1 and the Northwest one-fourth of the Northeast one-fourth of Section 12, Township 21 South, Range 2 West, Shelby County, Alabama.

EXHIBIT "B"

DECLARATION OF PROTECTIVE DEED RESTRICTIONS

- 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 Marc Howard
 Mailing Address 1436 Stoney Kirk Rd
Pelham, AL 35124

Property Address N/A

Date of Sale 04/12/2023

Total Purchase Price \$ 185,000

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/13/2023 02:26:44 PM
 \$216.00 BRITTANI
 20230413000104730

Allen S. Byrd

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 4/12/2023

Print Connor Farmer

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1