

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:  
Waymon D Rasco, Jr  
Waymon D Rasco, III  
401 Chelsea Road PO Box 1222  
Chelsea, AL 35051 Columbiana, AL 35051

**WARRANTY DEED**

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

That in consideration of THREE HUNDRED THOUSAND and 00/100 DOLLARS (\$300,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, HIGHPOINTE 41, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto WAYMON D RASCO, JR. and WAYMON D RASCO, III, (herein referred to as GRANTEEES as Tenants in Common), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes due and payable October 1, 2024 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.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.  
And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their 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 Grantees, their 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 5th day of October, 2023.


Highpointe 41, LLC

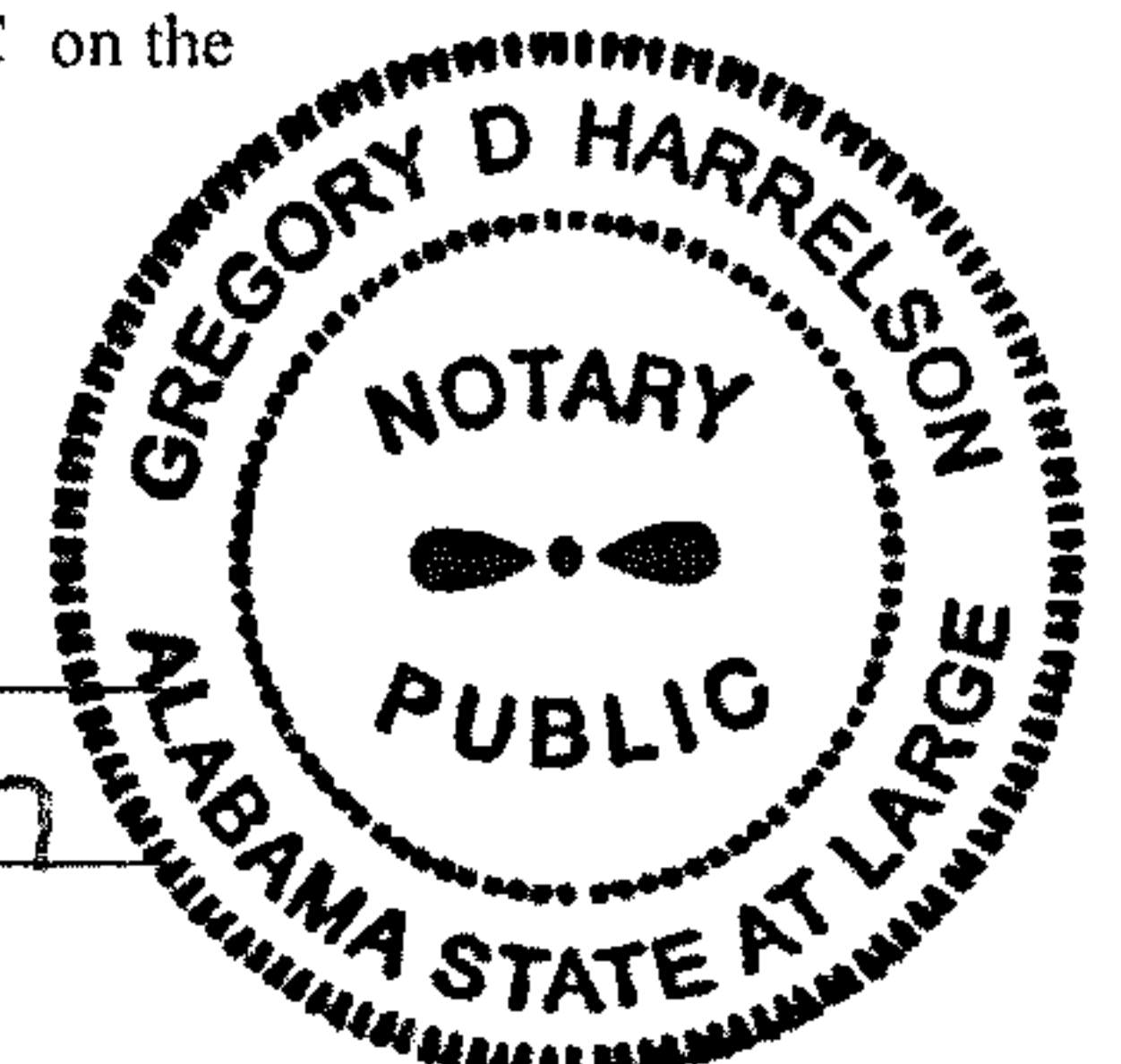
By: Connor Farmer  
Its: Member

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 41, 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 41, LLC on the day the same bears date.

Given under my hand and official seal, this 5th day of October, 2023.

  
NOTARY PUBLIC  
My Commission Expires 8/21/2027



**EXHIBIT "A"****Legal Description:**

Commence at a pine knot in rock pile in the Northwest corner of the Southwest one-fourth of the Northeast one-fourth of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 88° 26' 24" East along the North boundary of said Southwest one-fourth of the Northeast one-fourth for a distance of 952.98 feet to a 1" pipe in place; thence proceed North 88° 23' 29" East along the North boundary of said quarter-quarter section for a distance of 323.00 feet to a 3" pipe in place, said point being the Northeast corner of said quarter-quarter section; thence proceed South 00° 20' 44" East along the East boundary of said quarter-quarter section for a distance of 110.05 feet to a 1" capped pipe in place; thence proceed South 01° 06' 15" West along the East boundary of said quarter-quarter section for a distance of 351.05 feet to a capped rebar in drain; thence proceed South 00° 15' 46" East along the East boundary of said quarter-quarter section for a distance of 854.95 feet to a ½" pipe in place being the Southeast corner of said quarter-quarter section; thence proceed North 89° 57' 23" West along the South boundary of said Southwest one-fourth of the Northeast one-fourth for a distance of 482.83 feet to a 1" pipe in place; thence proceed South 88° 06' 03" West along the South boundary of said quarter-quarter section for a distance of 357.82 feet to a 1" pipe in place; thence proceed South 89° 15' 56" West along the South boundary of said quarter-quarter section for a distance of 446.69 feet to a 1" pipe in place being the Southwest corner of said quarter-quarter section; thence proceed North 00° 36' 30" East along the West boundary of said quarter-quarter section for a distance of 1298.26 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northeast one-fourth of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama and contains 38.31 acres.



**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 41, LLC  
 Mailing Address 120 Bishop Circle  
Pelham, AL 35124

Grantee's Name Waymon D Rasco Jr  
 Mailing Address Waymon D Rasco III  
401 Chelsea Rd  
Columbiana, AL 35051

Property Address N/A

Date of Sale 10/05/2023

Total Purchase Price \$ 300,000

or

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

or

Allen S. Byrd Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/13/2023 10:06:16 AM  
 \$328.00 JOANN  
 20231013000303270

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 10/5/2023

Print Carson Farmer

Sign [Signature]

Unattested \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**