

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Thirty Five Thousand and no/100's Dollars (\$235,000.00)** and other good and valuable consideration to the undersigned grantor,

**Keith Development, LLC, an Alabama limited liability company**

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

**Highpointe Investments, LLC**


(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**All that part of the Northwest ¼ of the Southwest ¼ and the Southwest ¼ of the Northwest ¼ of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama, lying South of the South right of way line of U.S. Highway #280 and Northwest of the Northwest right of way line of Shelby County Highway #440 and East of the center line of Hargis Retreat Creek. Being situated in Shelby County, Alabama.**

**Subject to:**

- 1. Taxes for the year 2014 and subsequent years.**
- 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 3. Title to that portion of the property within any road right of ways.**
- 4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2005020300056210.**
- 5. Covenants, conditions, restrictions, liens and assessments set forth in the Chelsea Park Improvements District Four Articles of Incorporation recorded in Inst. No. 20041223000699650.**
- 6. Release of damages as contained in deed recorded in Inst. No. 20110915000273980 and Inst. No. 20110915000273990.**
- 7. Unrecorded Sewer Service agreement with Double Oak Water Reclamation, LLC.**
- 8. Any loss, claim or damage due to the fact that taxes have been paid under a current use assessment.**

Shelby County, AL 06/04/2014  
State of Alabama  
Deed Tax: \$235.00

  
20140604000168090 1/3 \$255.00  
Shelby Cnty Judge of Probate, AL  
06/04/2014 09:04:08 AM FILED/CERT

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of 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 grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 22nd day of May, 2014.

ATTEST:

Keith Development, LLC

Its Managing Member

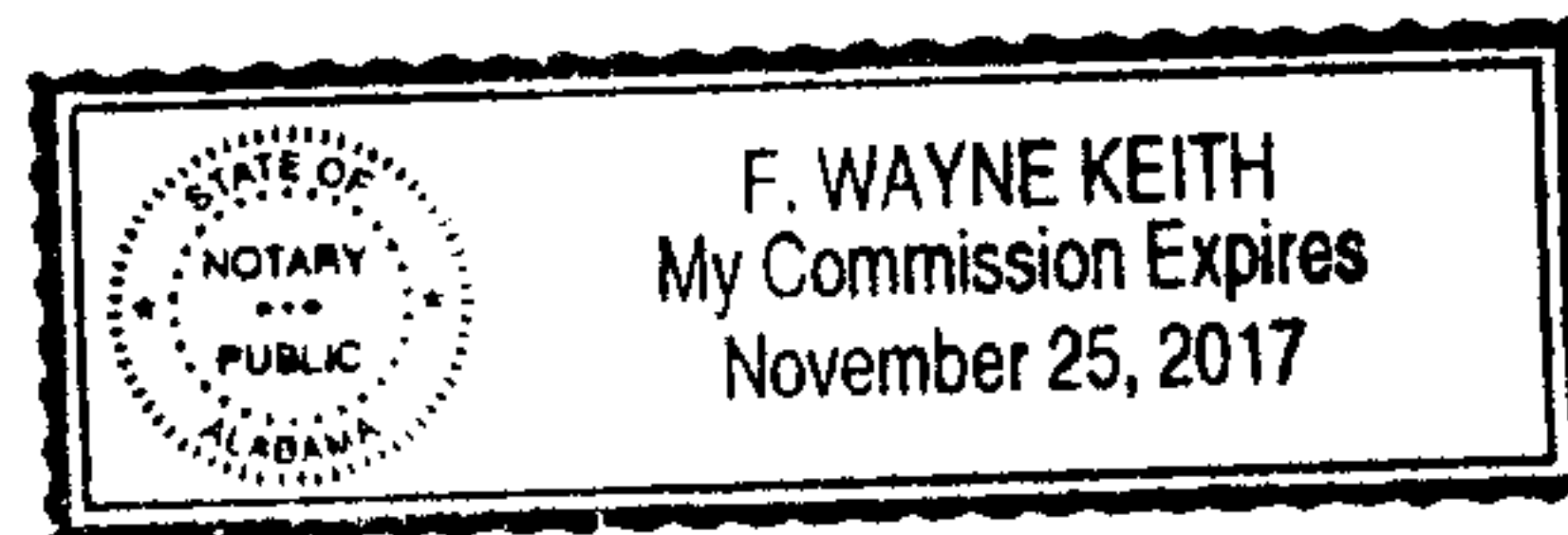
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that David B. Keith, as Managing Member of Keith Development, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Managing Member and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 22nd day of May, 2014.

Notary Public

SEND TAX NOTICE TO:  
Highpointe Investmenst LLC  
122 Bishop Circle  
Pelham, Alabama 35124



20140604000168090 2/3 \$255.00  
Shelby Cnty Judge of Probate, AL  
06/04/2014 09:04:08 AM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name: Keith Development LLC  
Mailing Address: 1964 Montevallo Road  
Leeds, Alabama 35094  
Grantee's Name: Highpointe Investments LLC  
Mailing Address: 122 Bishop Circle  
Pelham, AL 35124  
Property Address: See legal description on deed  
Date of Sale: May 22, 2014  
Total Purchase Price \$ 235,000.00

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	x	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.

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: May 22, 2014

x

Sign

verified by F. Wayne Keith-Attorney

RT-1

