


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124


20140919000294110 1/6 \$632.50
Shelby Cnty Judge of Probate, AL
09/19/2014 09:50:04 AM FILED/CERT

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

SOURCE OF TITLE:

Instrument 20060322000134460

Instrument 20070216000070670

Instrument 20070216000070680

STATE OF ALABAMA

SHELBY COUNTY

Shelby County, AL 09/19/2014
State of Alabama
Deed Tax: \$603.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Six Hundred Three Thousand Two Hundred and no/100's Dollars (\$603,200.00)** and other good and valuable consideration to

Regions Bank, an Alabama Banking Corporation acting in its capacity as Successor Trustee of the Lois Huckaby Real Estate Trust (the "Grantor")

in hand paid by the Grantee as herein defined, 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:

Three parcels of land situated in the N ½ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:


PARCEL A

BEGIN at a PK Nail at the SE corner of the NE ¼ of the NW ¼ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence N 89°55'20" W along the south line of said ¼-¼ section and the north line of Lot 10 of Valley Dale Estates as recorded in Map Book 4 Page 90 in the Office of the Judge of Probate in Shelby County, Alabama a distance of 41.23 feet to a ½" rebar; thence N 89° 08' 15" W along the north line of Lot 10 a distance of 532.22 feet to ½" rebar at the NE corner of Lot 9; thence S 30° 55' 26" W along the northwestern line of Lots 9 through 7 and leaving said ¼-¼ line a distance of 378.54 feet to a rebar capped Arrington at the NE corner of Lot 6; thence S 30° 51' 08" W a distance of 459.64 feet to a cross in a concrete curb at the eastern most corner of Lot 16 of Hayesbury Commercial Park Phase 1 as recorded in Map Book 30 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 57° 39' 15" W along the northeastern line of Lot 16 a distance of 115.21 feet to a rebar capped GSA at the northernmost corner of Lot 16; thence N 57° 39' 15" W leaving said Lot 16 180.78 feet to a rebar capped GSA; thence N

57° 29' 23" W a distance of 82.63 feet to a 1" open pipe; thence N 0° 11' 40" E a distance of 20.73 feet to a point; thence N 10° 31' 12" E a distance of 59.61 feet to a point; thence N 8° 38' 10" E a distance of 83.53 feet to a point; thence N 27° 00' 19" E a distance of 92.30 feet to a point; thence N 31° 40' 46" E a distance of 144.29 feet to a point; thence N 3° 14' 36" E a distance of 47.18 feet to a point; thence N 39° 46' 18" E a distance of 117.69 feet to a point; thence N 52° 37' 47" E a distance of 85.44 feet to a point; thence N 52° 33' 55" E a distance of 83.66 feet to a point; thence N 56° 23' 16" E a distance of 211.78 feet to a point; thence N 54° 02' 28" E a distance of 74.09 feet to a point; thence N 65° 31' 27" E a distance of 82.36 feet to a point; thence N 65° 06' 57" E a distance of 280.00 feet to a point; thence N 56° 25' 11" E a distance of 70.81 feet to a point; thence N 51° 30' 50" E a distance of 72.02 feet to a point; thence N 71° 40' 52" E a distance of 51.82 feet to a point; thence S 86° 47' 41" E a distance of 73.07 feet to a point; thence S 70° 41' 59" E a distance of 43.94 feet to a point; thence S 48° 31' 47" E a distance of 70.61 feet to a point; thence S 27° 30' 29" E a distance of 75.13 feet to a point; thence S 89° 30' 32" E a distance of 60.00 feet to a point; thence S 00° 29' 28" W a distance of 345.12 feet to a rebar capped GSA at the point of curve to the left with a delta angle of 74° 46' 16", a radius of 30.00 feet, with a chord bearing of S 36° 53' 40" E a chord length of 36.43 feet; thence along the arc of said curve a distance of 39.15 feet to a rebar capped GSA at the point of tangent; thence S 73° 19' 58" E a distance of 22.64 feet to a rebar capped GSA on the south line of the NW ¼ of the NE ¼ of said Section; thence N 88° 35' 06" W along the south line of said ¼-¼ section a distance of 62.64 feet to the POINT OF BEGINNING.

Also:

A fifteen foot (15') Grading Easement described as follows:


20140919000294110 2/6 \$632.50
Shelby Cnty Judge of Probate, AL
09/19/2014 09:50:04 AM FILED/CERT

Commence at a PK Nail at the SE corner of the NE ¼ of the NW ¼ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence N 89° 55' 20" W along the south line of said ¼-¼ section and the north line of Lot 10 of Valley Dale Estates as recorded in Map Book 4 Page 90 in the Office of the Judge of Probate in Shelby County, Alabama a distance of 41.23 feet to a ½" rebar; thence N 89° 08' 15" W along the north line of Lot 10 a distance of 532.22 feet to ½" rebar at the NE corner of Lot 9; thence S 30° 55' 26" W along the northwestern line of Lots 9 through 7 and leaving said ¼-¼ line a distance of 378.54 feet to a rebar capped Arrington at the NE corner of Lot 6; thence S 30° 51' 08" W a distance of 459.64 feet to a cross in a concrete curb at the eastern most corner of Lot 16 of Hayesbury Commercial Park Phase 1 as recorded in Map Book 30 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 57° 39' 15" W along the northeastern line of Lot 16 a distance of 115.21 feet to a rebar capped GSA at the northernmost corner of Lot 16; thence N 57° 39' 15" W leaving said Lot 16 180.78 feet to a rebar capped GSA; thence N 57° 29' 23" W a distance of 82.63 feet to a 1" open pipe; thence N 0° 11' 40" E a distance of 20.73 feet to the POINT OF BEGINNING of the southern line of a 15 foot grading easement lying 15 feet northerly and parallel described line; thence N 10° 31' 12" E a distance of 59.61 feet to a point; thence N 8° 38' 10" E a distance of 83.53 feet to a point; thence N 27° 00' 19" E a distance of 92.30 feet to a point; thence N 31° 40' 46" E a distance of 144.29 feet to a point; thence N 3° 14' 36" E a distance of 47.18 feet to a point; thence N 39° 46' 18" E a distance of 117.69 feet to a point; thence N 52° 37' 47" E a distance of 85.44 feet to a point; thence N 52° 33' 55" E a distance of 83.66 feet to a point; thence N 56° 23' 16" E a distance of 211.78 feet to a point; thence N 54° 02' 28" E a distance of 74.09 feet to a point; thence N 65° 31' 27" E a distance of 82.36 feet to a point; thence N 65° 06' 57" E a distance of 280.00 feet to a point; thence N 56° 25' 11" E a distance of 70.81 feet to a point; thence N 51° 30' 50" E a distance of 72.02 feet to a point; thence N 71° 40' 52" E a distance of 51.82 feet to a

point; thence S 86° 47' 41" E a distance of 73.07 feet to a point; thence S 70° 41' 59" E a distance of 43.94 feet to a point; thence S 48° 31' 47" E a distance of 70.61 feet to a point; thence S 27° 30' 29" E a distance of 75.13 feet to the END of said easement.

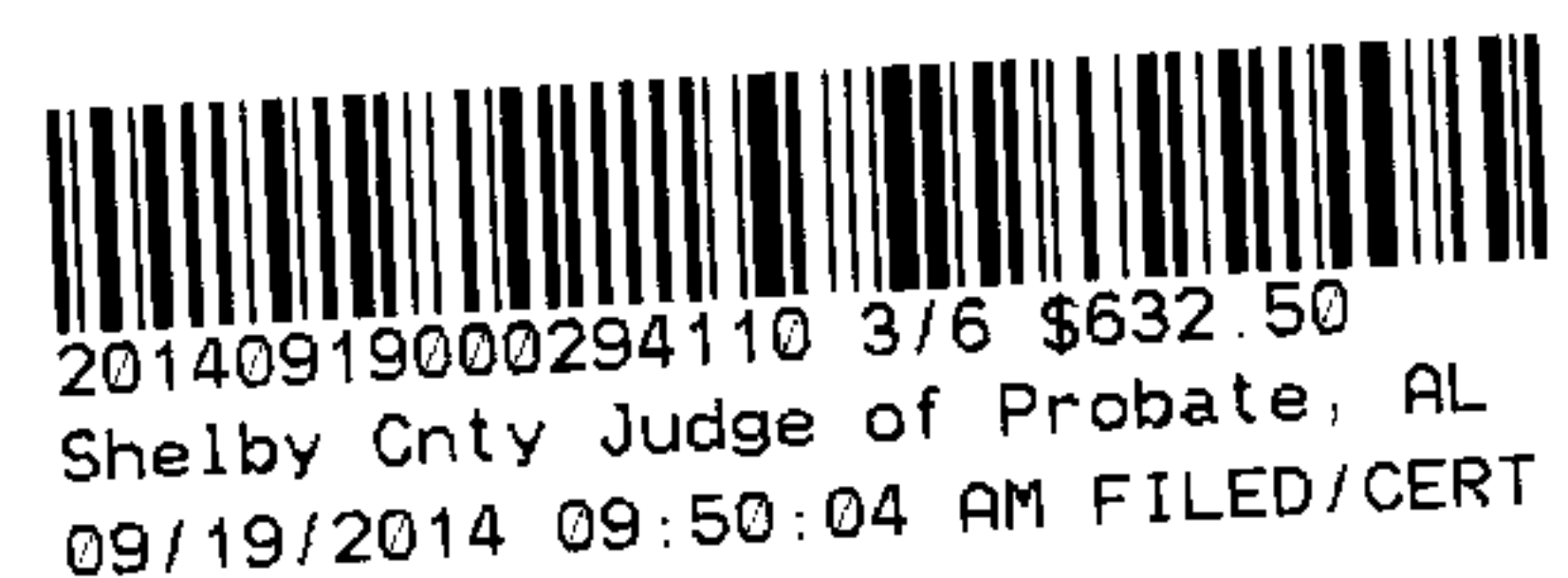
PARCEL B

Commence at a PK Nail at the SE corner of the NE ¼ of the NW ¼ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence N 89° 55' 20" W along the south line of said ¼-¼ section and the north line of Lot 10 of Valley Dale Estates as recorded in Map Book 4 Page 90 in the Office of the Judge of Probate in Shelby County, Alabama a distance of 41.23 feet to a ½" rebar; thence N 89° 08' 15" W along the north line of Lot 10 a distance of 532.22 feet to ½" rebar at the NE corner of Lot 9; thence S 30° 55' 26" W along the northwestern line of Lots 9 through 7 and leaving said ¼-¼ line a distance of 378.54 feet to a rebar capped Arrington at the NE corner of Lot 6; thence S 30° 51' 08" W a distance of 459.64 feet to a cross in a concrete curb at the easternmost corner of Lot 16 of Hayesbury Commercial Park Phase 1 as recorded in Map Book 30 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 57° 39' 15" W along the northeastern line of Lot 16 a distance of 115.21 feet to a rebar capped GSA at the northernmost corner of Lot 16; thence N 57° 39' 15" W leaving said Lot 16 180.78 feet to a rebar capped GSA; thence N 57° 29' 23" W a distance of 82.63 feet to a 1" open pipe; thence N 00° 11' 40" E a distance of 371.90 feet to a rebar with an illegible cap; thence N 52° 44' 02" E a distance of 411.26 feet to a ½" rebar; thence N 00° 00' 42" E a distance of 214.50 feet to a rebar capped RCFA; thence N 56° 20' 53" E a distance of 315.85 feet to a PK Nail; thence N 58° 56' 35" E a distance of 94.87 feet to the POINT OF BEGINNING; thence N 58° 56' 35" E a distance of 126.77 feet to a rebar capped RCFA; thence N 67° 09' 53" E a distance of 341.49 feet to a PK Nail; thence N 0° 47' 41" W for a distance of 6.41 feet to a PK nail on the centerline of Indian Lake Lane, said point being a point on a curve to the right having a central angle of 30° 08' 14" and a radius of 356.89 feet, said curve subtended by a chord bearing N 78° 37' 05" W and a chord distance of 185.57 feet; thence along the arc of said curve and along said centerline a distance of 187.72 feet to a point on a compound curve having a central angle of 13° 30' 17" and a radius of 107.29 feet, said curve subtended by a chord bearing N 55° 41' 24" W and a chord distance of 25.23 feet; thence along the arc of said curve and along said centerline a distance of 25.29 feet to a point; thence S 57° 21' 41" W leaving said centerline a distance of 65.27 feet to a ½" rebar capped Arrington; thence S 55° 12' 48" W a distance of 104.47 feet to a point; thence S 51° 50' 45" W a distance of 127.22 feet to a ½" rebar; thence S 13° 57' 20" E a distance of 84.27 feet to the POINT OF BEGINNING.

SUBJECT TO prescriptive right-of-ways of Indian Lake Drive and Indian Lake Lane.

SUBJECT FURTHER TO THE FOLLOWING:

1. Grantor hereby reserves for itself and its successors and/or assigns the right to continue to access and use the well water, well, pump and water lines located on Parcel B and crossing Parcel B to the property retained by Grantor, which such retained property is located to the South of said Parcel B across Indian Lake Drive;
2. Grantor hereby reserves for itself and its successors and/or assigns a non-exclusive 15 foot utility and access easement across said Parcel B, the center line of said easement is the now existing water lines. Said utility and access easement shall be for the purpose of accessing, maintaining and replacing such well, well pump and water lines.



THE HEREIN ABOVE PARCELS "A" AND "B" BEING THOSE PARCELS DEPICTED AS PARCELS "A" AND "C" ON THE SURVEY BY ENGINEERING DESIGN GROUP AS "DESCRIPTION EXHIBIT" FOR PROJECT HARR0001.

PARCEL C

The parcel of land situated in the Northwest ¼ of the Northwest ¼ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

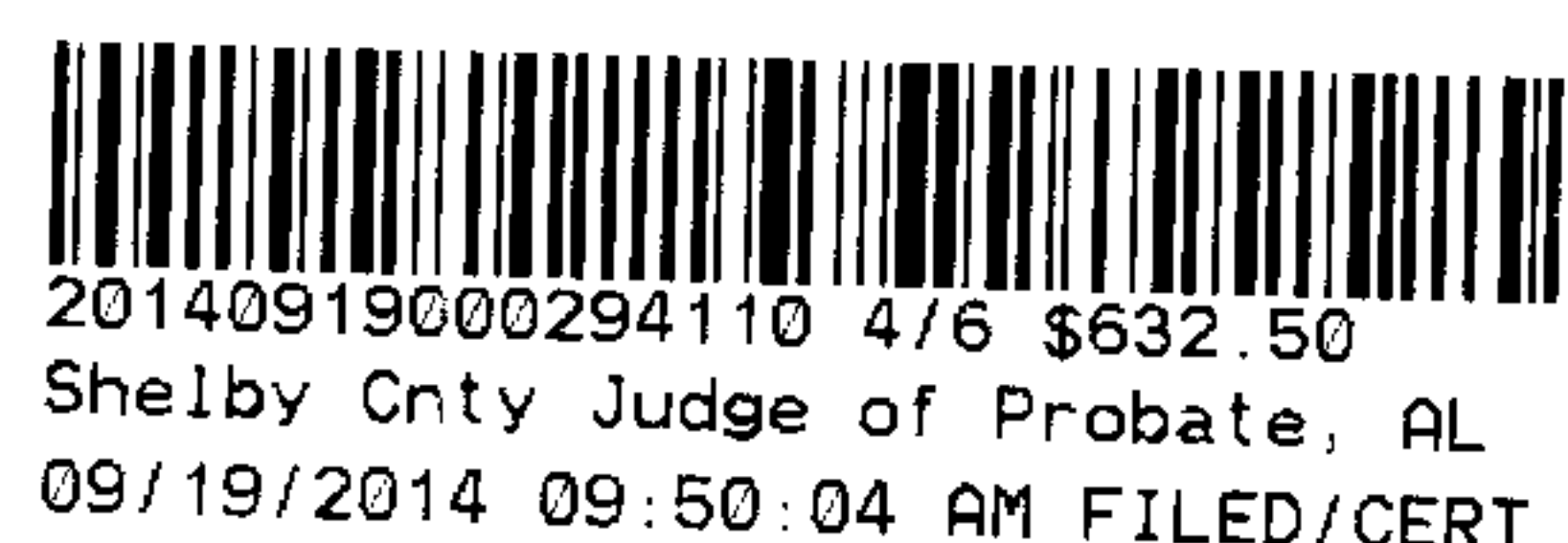
Commence at the Southwest corner of the Southwest ¼ of the Northwest ¼ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence N 0° 56' 13" W along the West line of said ¼-¼ section a distance of 308.50 feet; thence N 0° 51' 37" W along said West line a distance of 299.27 feet; thence N 0° 55' 47" W along said West line a distance of 593.84 feet to the Southwest corner of the Northwest ¼ of the Northwest ¼ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence leaving said West line N 57° 29' 31" E a distance of 528.46 feet to the point of beginning; thence N 24° 14' 9" W a distance of 168.98 feet; thence N 5° 53' 20" W a distance of 66.83 feet; thence N 13° 38' 30" E a distance of 75.65 feet to the point on a non-tangent curve to the left, said curve having a radius of 50 feet and a central angle of 43° 16' 16" and being subtended by a chord which bears S 41° 34' 26" E a distance of 36.87 feet; thence in a Southeasterly direction along the arc of said curve a distance of 37.76 feet; thence S 13° 56' 54" W a distance of 49.51 feet; thence S 5° 55' 37" E a distance of 56.67 feet; thence S 24° 14' 09" E a distance of 110.23 feet; thence S 76° 6' 33" E a distance of 20.35 feet; thence S 23° 49' 20" W a distance of 61.85 feet to the point of beginning.

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. Restrictions appearing of record in Inst. No. 2002-48865; Inst. No. 2014-22006; Inst. No. 1995-31865; Inst. No. 1998-39829 and Inst. No. 1998-39828.**
- 4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2011-19712 and Volume 230, Page 859.**
- 5. Right-of-way granted to South Central Bell Telephone Company recorded in Volume 277, Page 218 and Volume 333, Page 31.**
- 6. Right of way granted to the City of Pelham recorded in Real Volume 143, Page 360.**
- 7. Less and except any part of subject property lying within any road right-of-way.**
- 8. Less and except any part of subject property lying within lake.**
- 9. Riparian rights associated with the lake under applicable State and/or Federal law.**

The above described property is sold as is and Grantor only warrants title from the time Grantor obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

TO HAVE AND TO HOLD, unto the said Grantee, it's successors and assigns, forever.



This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, the herein named Grantor executed this conveyance on this the 17th day of September, 2014.

ATTEST:

Regions Bank, an Alabama Banking
Corporation acting in its capacity as
Successor Trustee of the Lois Huckaby
Real Estate Trust

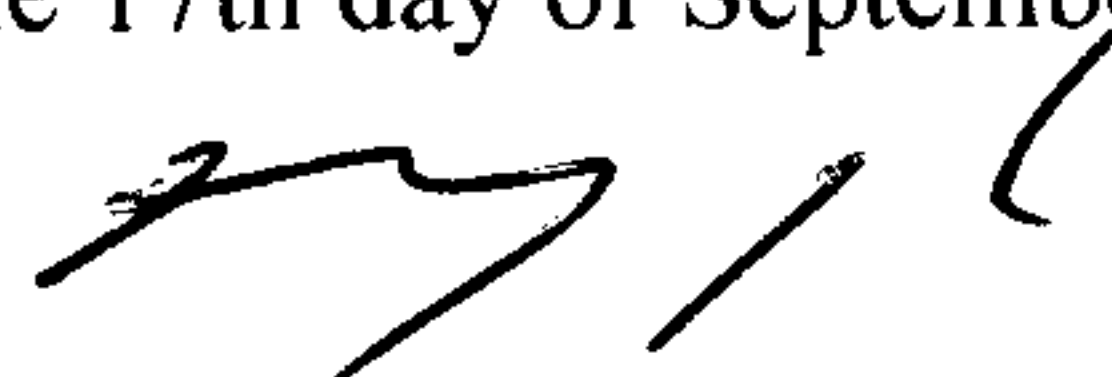
BY: _____
ITS: _____

BY: Kelly L. Morrison
Kelly L. Morrison
ITS: Vice President

STATE OF ALABAMA
JEFFERSON COUNTY


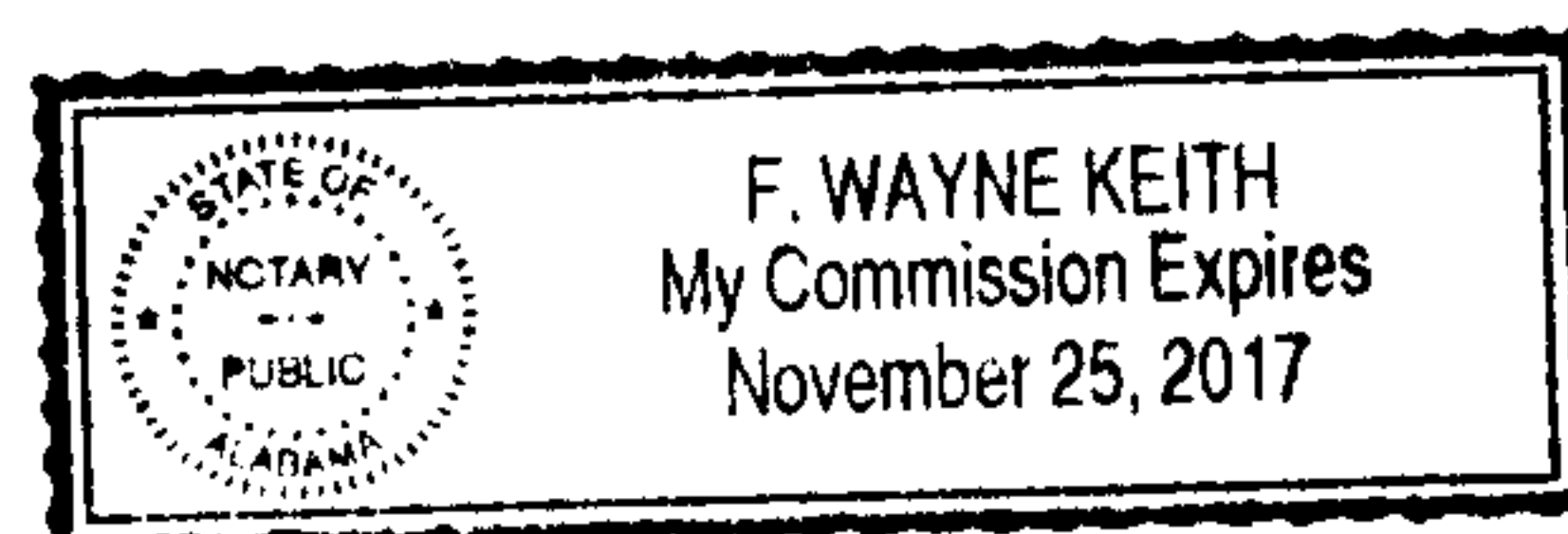
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kelly L. Morrison, whose name as Vice President, respectively, of Regions Bank, an Alabama Banking Corporation acting in its capacity as Successor Trustee of the Lois Huckaby Real Estate Trust, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Successor Trustee, as aforesaid.

Given under my hand and official seal this the 17th day of September, 2014.



NOTARY PUBLIC
My Commission Expires

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



20140919000294110 5/6 \$632.50
Shelby Cnty Judge of Probate, AL
09/19/2014 09:50:04 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantors' Name: Regions Bank, an Alabama Banking
Corporation acting in its capacity as
Successor Trustee of the Lois Huckaby
Real Estate Trust

Mailing Address : 1901 6th Avenue North Suite 520
Birmingham, Alabama 35203

Grantee's Name: Highpointe Investments, LLC

Mailing Address: 122 Bishop Circle
Pelham, Alabama 35124

Property Address: See legal description on deed (vacant land)

Date of Transfer: September 17, 2014

Total Purchase Price \$603,200.00

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
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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: September 17, 2014

x

Sign



verified by F. Wayne Keith, Attorney

RT-1

