

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 **Seven Hundred, Thirty Eight Thousand and no/100's Dollars (\$738,000.00)** and other good and valuable consideration to the undersigned grantor,

Highpointe Investments, 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


Keeneland, LLC

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

A parcel 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:

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

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State of Alabama
Deed Tax: \$738.00


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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:

Commence at a PK Nail at the SE corner of the NE¼ 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.

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



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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.

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

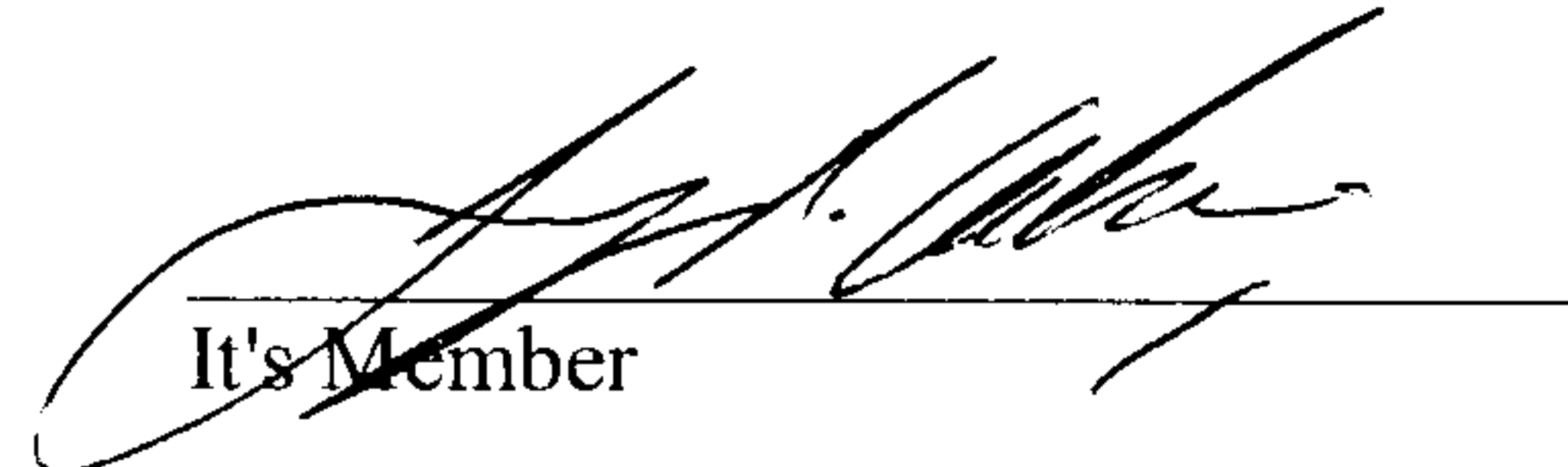
And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as 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 Member, who is authorized to execute this conveyance has hereunto set its signature and seal this the 17th day of September, 2014.

ATTEST:


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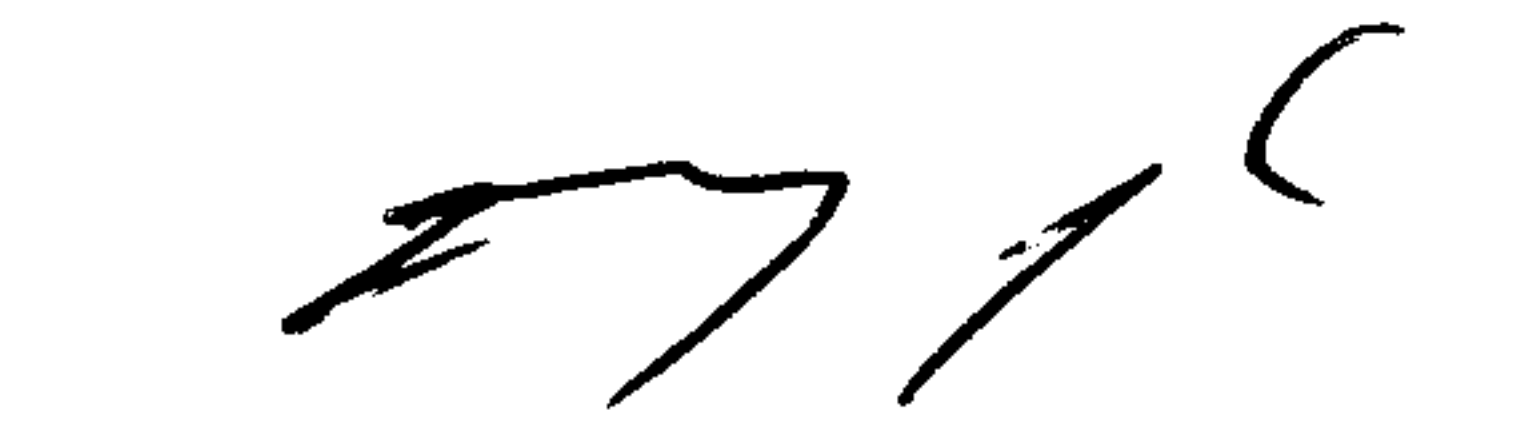
Highpointe Investments, LLC


It's Member

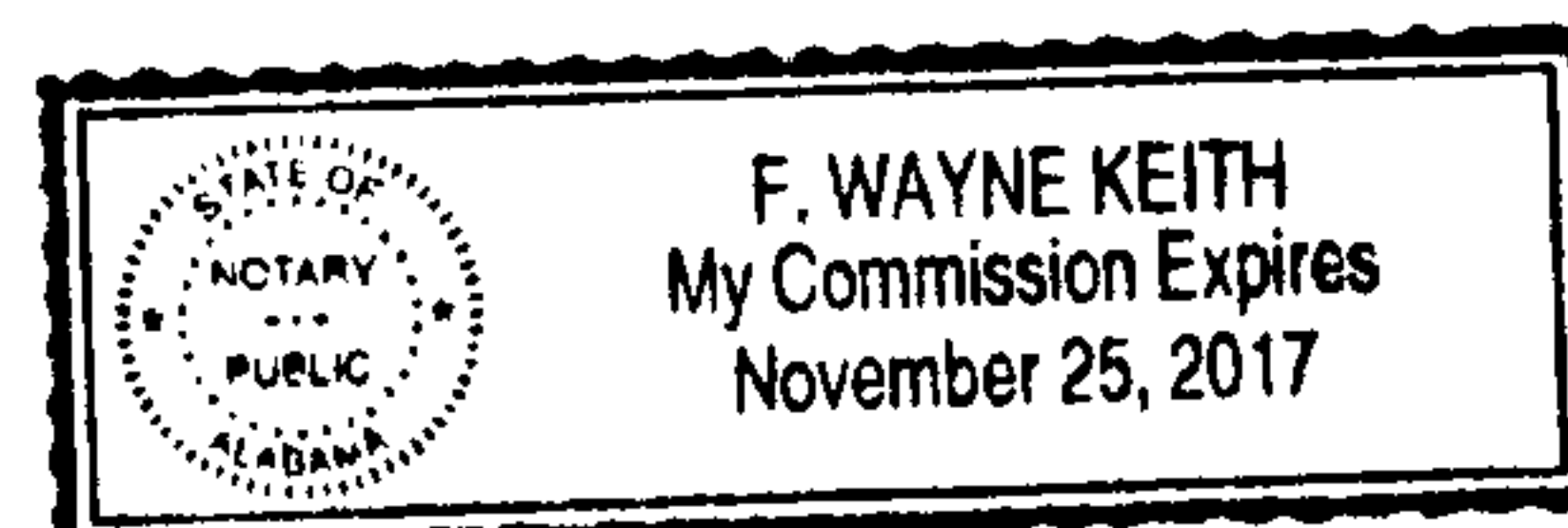
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jerry R. Adams, Jr., as Member of Highpointe Investments, 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 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 17th day of September, 2013.


Notary Public

SEND TAX NOTICE TO:
Keeneland, LLC
3108 Blue Lake Drive Suite 200
Birmingham, Alabama 35243



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 Investments, LLC
Mailing Address: 122 Bishop Circle
Pelham, Alabama 35124
Grantees' Name: Keeneland, LLC
Mailing Address : 3108 Blue Lake Drive Suite 200
Birmingham, Alabama 35243
Property Address: See legal description on deed (vacant land)
Date of Transfer: September 17, 2014
Total Purchase Price \$738,000.00

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
x	Sales Contract	Other
x	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: September 17, 2014

x

Sign

verified by F. Wayne Keith, Attorney

RT-1

