

THIS INSTRUMENT PREPARED BY:

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

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## WARRANTY DEED



20141120000365620 1/4 \$103.00  
Shelby Cnty Judge of Probate, AL  
11/20/2014 12:36:27 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred Thousand and no/100's Dollars (\$400,000.00)** and other good and valuable consideration to the undersigned grantor,

**Carol J. Clemens, a married woman**

(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 the grantee

**Highpointe Investments, LLC**

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

**PARCEL I:**

**Lots 22, 23, 24, 25, 26, 27 and 28, according to the Survey of A Subdivision for single family residences Heritage Oaks, as recorded in Map Book 11, page 23, in the Probate Office of Shelby County, Alabama.**

**PARCEL II:**

**Lot 21A, according to a Resurvey of Lots 10 and 21 of Heritage Oaks, as recorded in Map Book 13, page 138, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- 1. All taxes for the year 2015 and subsequent years, not yet due and payable.**
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.**
- 3. Rights or claims of parties in possession not shown by the public records.**
- 4. Easements, or claims of easements, not shown by the public records.**
- 5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
- 6. Taxes or special assessments which are not shown as existing liens by the public records.**
- 7. Such state of facts as shown on recorded subdivision plat, as applicable.**

Shelby County, AL 11/20/2014  
State of Alabama  
Deed Tax:\$80.00

8. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
9. Building line(s) as shown by recorded map.
10. Easement(s) as shown by recorded map.
11. Right of Way granted to Alabama Power Company by instrument recorded in Real 133, page 586 In the Probate Office of Shelby County, Alabama.
12. Restrictions regarding Alabama Power Company, recorded in Real 140, page 744 in the Probate Office of Shelby County, Alabama.
13. Restrictions appearing of recorded in Real 152, page 657 and Real 192, page 93, in the Probate Office of Shelby County, Alabama.

The above described property is not the homestead of the grantor or her spouse.

\$320,000.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

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

And said grantor does for herself, her heirs, successors and assigns, covenant with said grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, 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 has hereunto set her signature and seal this the 19th day of November, 2014.

ATTEST:

\_\_\_\_\_

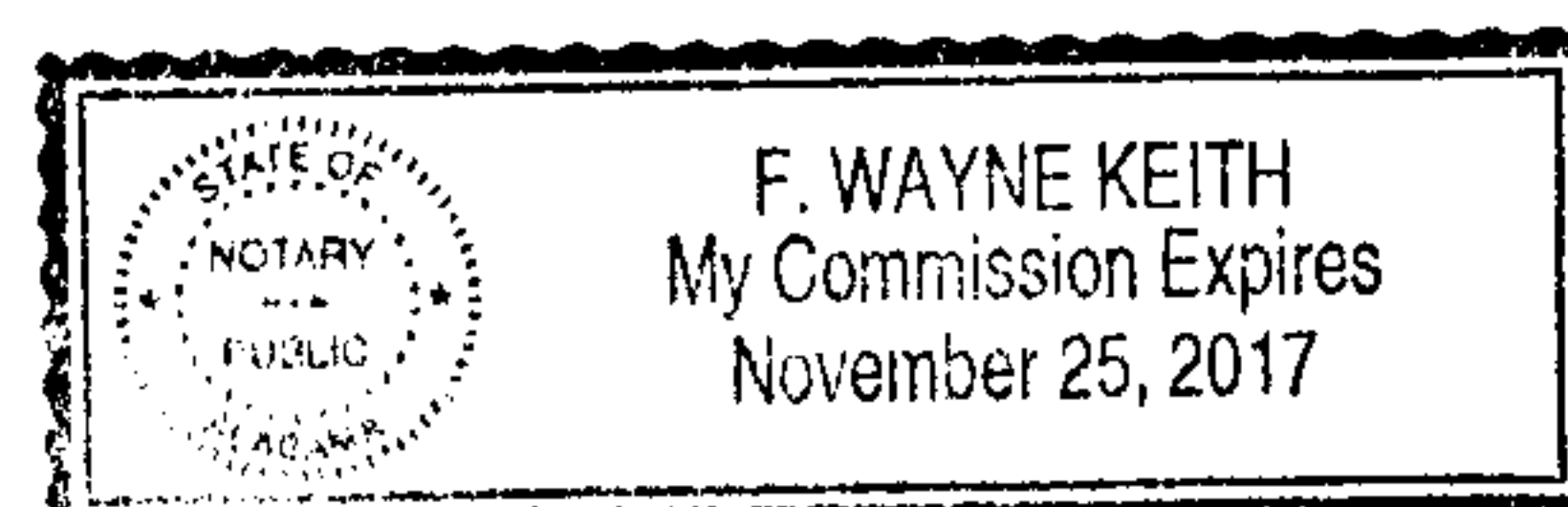
Carol J. Clemens  
Carol J. Clemens

STATE OF ALABAMA  
COUNTY OF SHELBY

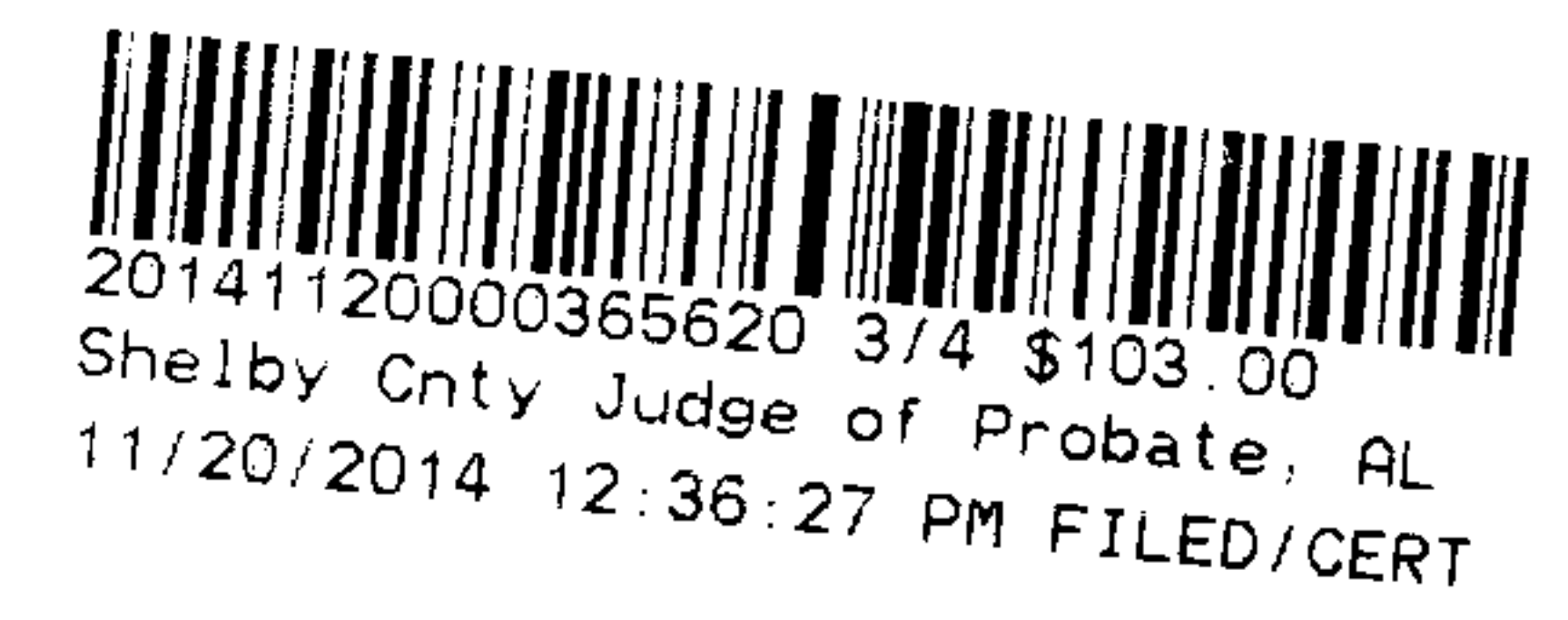
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Carol J. Clemens, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date

Given under my hand and seal this the 19th day of November, 2014.

Notary Public



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



**Real Estate Sales Validation Form**

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

Grantors' Name: Carol J Clemens

Mailing Address : 2041 Brae Trail  
Birmingham, AL 35242

Grantee's Name: Highpointe Investments, LLC

Mailing Address: 122 Bishop Circle  
Pelham, AL 35124

Property Address: see attached

Date of Transfer: November 19, 2014

Total Purchase Price \$400,000.00

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  
☒ 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: November 19, 2014

x

Sign

  
verified by closing agent  
F. Wayne Keith Attorney

RT-1

