

THIS INSTRUMENT PREPARED BY:

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



20150116000017900 1/3 \$267.50
Shelby Cnty Judge of Probate, AL
01/16/2015 03:56:14 PM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Forty Seven Thousand, Five Hundred and no/100's Dollars (\$247,500.00)** 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

Synergy Development Group, LLC

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

Lots 26, 27 and 28, according to the Survey of Heritage Oaks, as recorded in Map Book 11, Page 23, 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.**
- 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**

Shelby County, AL 01/16/2015
State of Alabama
Deed Tax: \$247.50

Probate Office of Shelby County, Alabama.

13. Restrictions appearing of recorded in Real 140, page 744, Real 152, page 657 and Real 192, page 93, in the Probate Office of Shelby County, Alabama.

14. Any reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of The Property Tax Commissioner and/or the Board of Equalization.

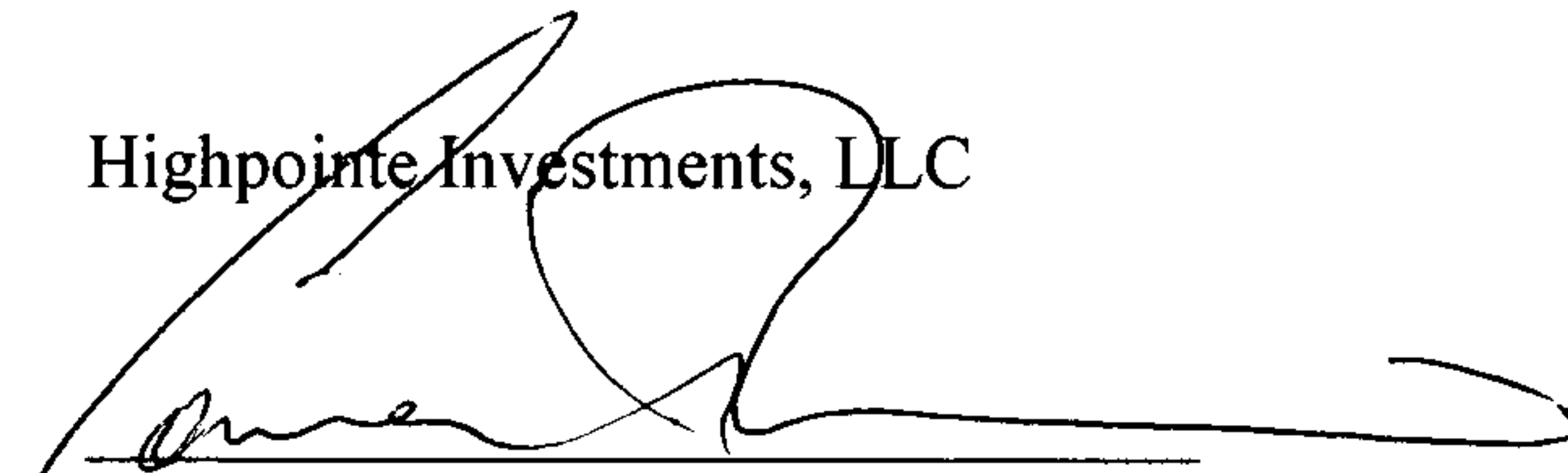
TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that grantor has a good right to sell and convey the same as aforesaid; that grantor 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 Connor Farmer, as Member of Highpointe Investments, LLC has hereunto set his signature and seal as such on this the 7th day of January, 2015.

ATTEST:

Highpointe Investments, LLC


Connor Farmer-Member

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COUNTY OF SHELBY


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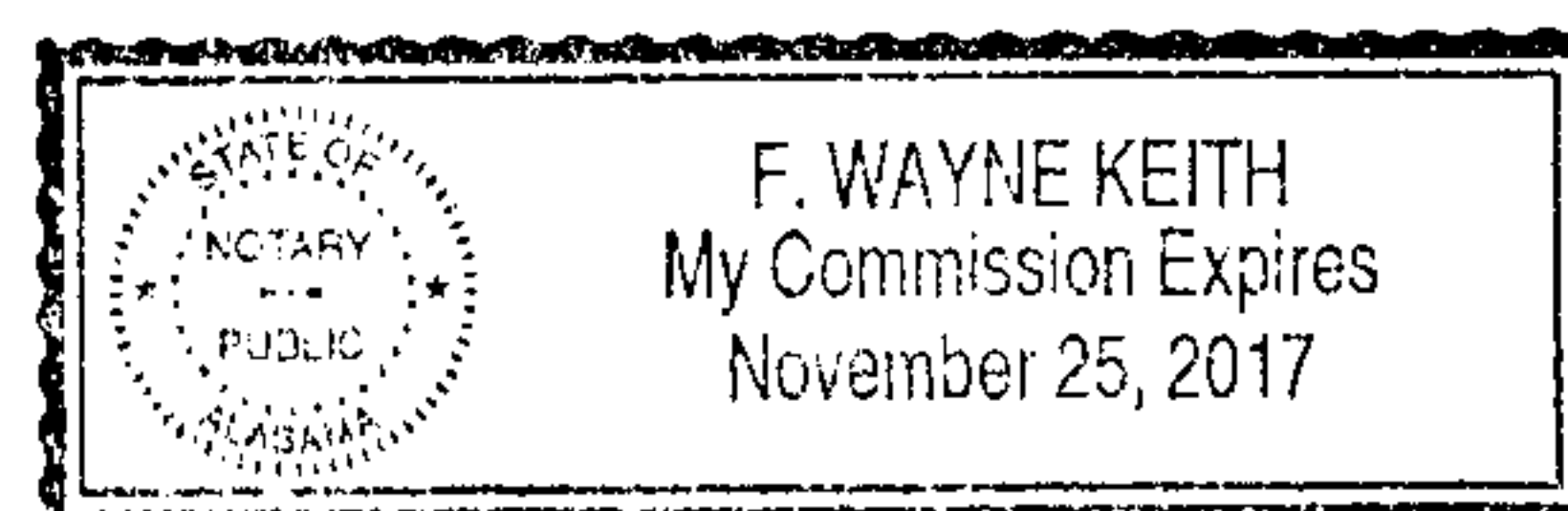
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer as Member of Highpointe Investments Development, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he, as such 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 7th day of January, 2015.



Notary Public

SEND TAX NOTICE TO:
Synergy Development Group, LLC
2167 14th avenue South
Birmingham, Alabama 35205



Real Estate Sales Validation Form

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

Grantors' Name: Highpointe Investments, LLC

Mailing Address : 122 Bishop Circle
Pelham, AL 35124

Grantees' Name: Synergy Development Group, LLC

Mailing Address: 2167 14th Avenue South
Birmingham, AL 35205

Property Address: Lots 26, 27 & 28 Heritage Oaks, MB 11, Pg 23 Shelby Co, AL

Date of Transfer: January 7, 2015

Total Purchase Price \$247,500.00

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: January 7, 2015

x

Sign

verified by closing agent
F. Wayne Keith Attorney

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