

This Instrument was prepared by:
Gregory D. Harrelson, Esq
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Gavin Ball
525 Founders Park Circle
Hoover, AL 35226

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY FIVE THOUSAND and 00/100 Dollars (\$75,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Highpointe Investments, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Gavin Ball, a married individual (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 25, 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.

Subject to: (1) Ad valorem taxes due and payable October 1, 2015 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

\$63,750.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from 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 said Grantee, his heirs 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 hereto set its signature and seal this 9th day of January, 2015.

Highpointe Investments, LLC

By: 
Jerry R. Adams, Jr.
Its: Member

STATE OF Alabama)
COUNTY OF Shelby)


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerry R. Adams, Jr., whose name as Member of Highpointe Investments, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day 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 company.

Given under my hand, this 9th day of January, 2014.

Shelby County, AL 01/28/2015
State of Alabama
Deed Tax: \$11.50


NOTARY PUBLIC

My Commission Expires 8-25-15


20150128000028780 1/2 \$28.50
Shelby Cnty Judge of Probate: AL
01/28/2015 10:48:10 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 High Pointe Investments
Mailing Address 122 Bishop Circle
Pelham, AL 35124

Grantee's Name Gavin Ball
Mailing Address 674 Heritage Park Lane
Hoover, AL 35226

Property Address See Deed for Legal

Date of Sale 1/9/15
Total Purchase Price \$ 75,000

or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 1/9/15

Print Gregory D Harrelson

Unattested

[Signature]

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

