

THIS INSTRUMENT PREPARED BY:

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



20151113000393580 1/4 \$163.00  
Shelby Cnty Judge of Probate, AL  
11/13/2015 10:37:21 AM FILED/CERT

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## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Eighty Thousand and no/100's Dollars (\$280,000.00)** and other good and valuable consideration to the undersigned

**Melton E. Dearing and wife, Nathalie A. Dearing**

(hereinafter referred to a grantors) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantors do 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:

**A parcel of land situated in the NE ¼ of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:**

**BEGIN at a rebar capped JAM at the SE corner of Lot 30 Block 3 of Plantation South Third Sector Phase V as recorded in Map Book 17 Page 85 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 00°58'52" E along the east line of Lot 30 a distance of 100.00 feet to a Rebar capped JAM at the SE corner of Lot 29 Block 3; thence N 00°51'11" E along the east line of Lots 29 through 24 of Block 3 a distance of 600.25 feet to a ½" rebar at the SE corner of Lot 23 Block 3; thence N 00°51'11" E along the east line of Lots 23 through 21 of Block 3 and the east line of Lots 20 and 19 Block 3 of Plantation South Third Sector Phase I as recorded in Map Book 11 Page 88 in said County a distance of 459.89 feet to a rebar capped EDG; thence N 09°38'10" W along the east line of Lot 19 a distance of 156.37 feet to a ½" rebar at the SE corner of Lot 18 Block 3; thence N 10°08'13" W along the east line of Lot 18 a distance of 221.96 feet to an axle at the SE corner of Lot 10 Block 3 of Plantation South Second Sector Phase 1 as recorded in Map Book 9 Page 115 in said County; thence N 10°06'30" W along the east line of Lots 10 and 9 a distance of 327.24 feet to a 1" rod at the SE corner of Lot 8 Block 3; thence N 10°02'33" W along the east line of Lots 8 and 7 of Block 3 a distance of 307.26 feet to a concrete monument at the NE corner of Lot 7 Block 3; thence S 88°29'34" E a distance of 689.12 feet to a 1½" rebar; thence S 16°32'53" E a distance of 10.24 feet to a 1½" rebar; thence S 88°10'51" E a distance of 26.59 feet to a rebar capped EDG on the Western right-of-way line of Shelby County Highway 95, said point also being on a curve to the right having a central angle of 21°36'04" and a radius of 2824.79', said curve subtended by a chord bearing of S 13°09'07" E and a chord distance of 1058.68'; thence along the arc of said curve and along said right-of-way a distance of 1064.98' to a rebar capped EDG; thence S 02°21'05" E along said right-of-way a distance of 53.10 feet to a rebar capped EDG; thence S 08°57'31" W along said right-of-way a distance of 50.99 feet to a rebar capped EDG; thence S**



02°21'05" E along said right-of-way a distance of 150.00 feet to a rebar capped EDG; thence S 13°39'41" E along said right-of-way a distance of 50.99 feet to a rebar capped EDG; thence S 02°21'05" E along said right-of-way a distance of 839.57 feet to a rebar capped EDG at the NE corner of Lot 1 of Dearing Downs 12<sup>th</sup> Addition 1<sup>st</sup> Phase as recorded in Map Book 16 Page 18 in said county; thence N 88°46'36" W leaving said right-of-way and along the north line of Lot 1 and Lots 2B and 2C of Resurvey Lots 2 & 2A Dearing Downs 12<sup>th</sup> Addition 1<sup>st</sup> Phase as recorded in Map Book 17 Page 18 in said county and then north line of Lots 2C-1 and 2C-2 of Davis Add to Dearing Downs as recorded in Map Book 25 Page 8 in said county a distance of 947.95 feet to a rebar capped EDG on the east line of Lot 94 of Bridlewood Parc Sector 3 as recorded in Map Book 20 Page 41 in said county; thence N 00°00'17" W along the east line of Lot 94 a distance of 26.38 feet to a rebar capped EDG at the NE corner of Lot 94 and on the south line of Lot 30 Block 3 of Plantation South Third Sector Phase V as recorded in Map Book 17 Page 85 in said county; thence S 88°31'08" E along the south line of Lot 30 a distance of 100.39 feet to the POINT OF BEGINNING. Said parcel of land contains 39.92 acres, more or less.

Subject to:

1. Taxes for the year 2016 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. Less and except any part of subject property lying within any road right-of-way.
4. Right-of-way granted to AT&T recorded in Real 179, Page 238 and Real 173, Page 933.
5. Less and except any part of subject property lying on Alabama Power Company right of way shown on tax map.

The above grantors, Melton E. Dearing and wife, Nathalie A. Dearing are the surviving grantees of that deed recorded in Instrument 19780707000087580 on July 7, 1978, the other grantee, Harry W. Dearing, Jr. having died on or about the 17th day of July, 1978.

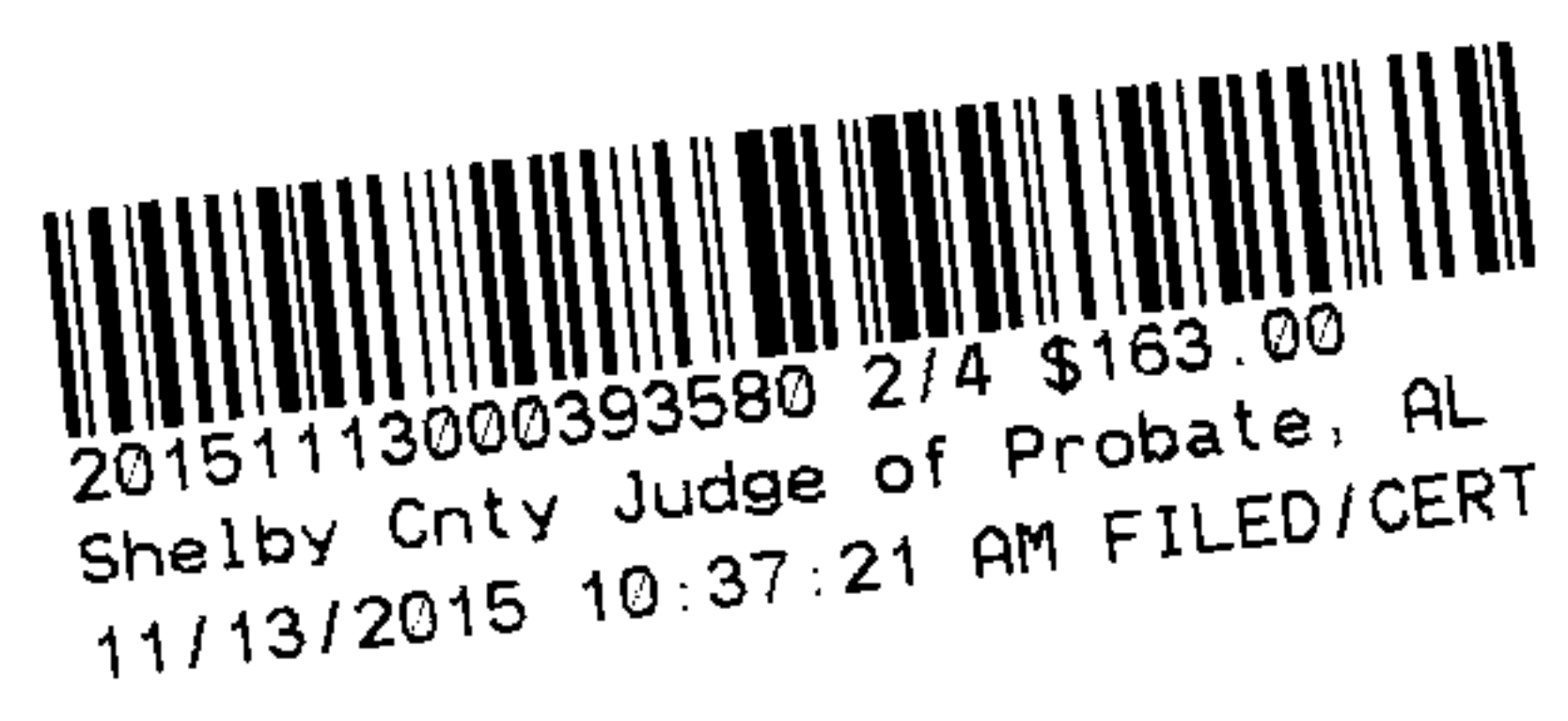
\$140,000.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

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

And said grantors do for themselves, their heirs, successors and assigns, covenant with said grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their 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.

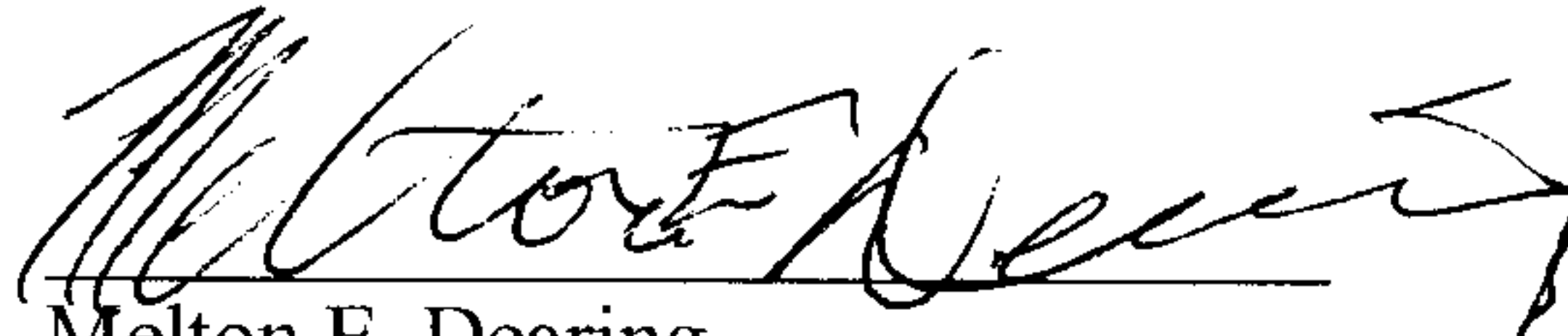
IN WITNESS WHEREOF, the said grantors have hereunto set their signatures and seals this the 12th day of November, 2015.

*Signatures and Notary on next page*

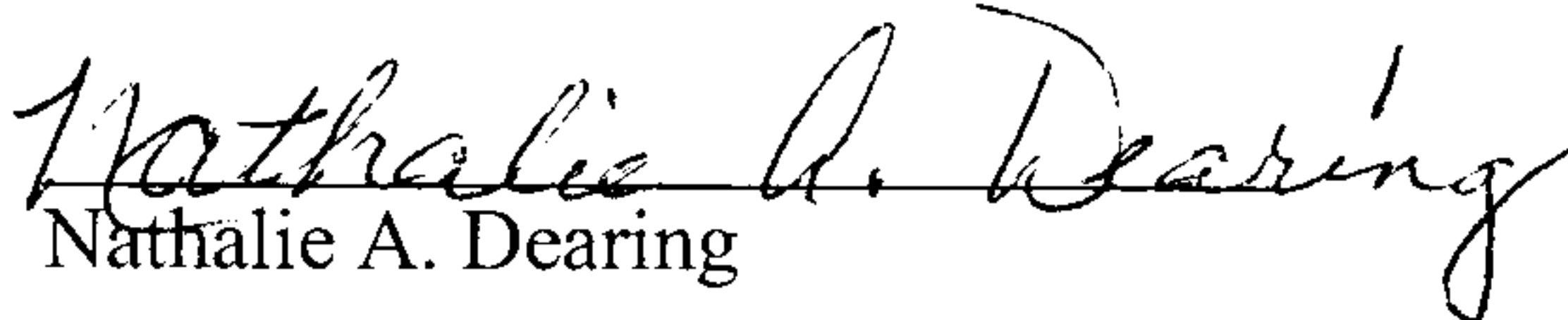


Witness:

\_\_\_\_\_

  
Melton E. Dearing

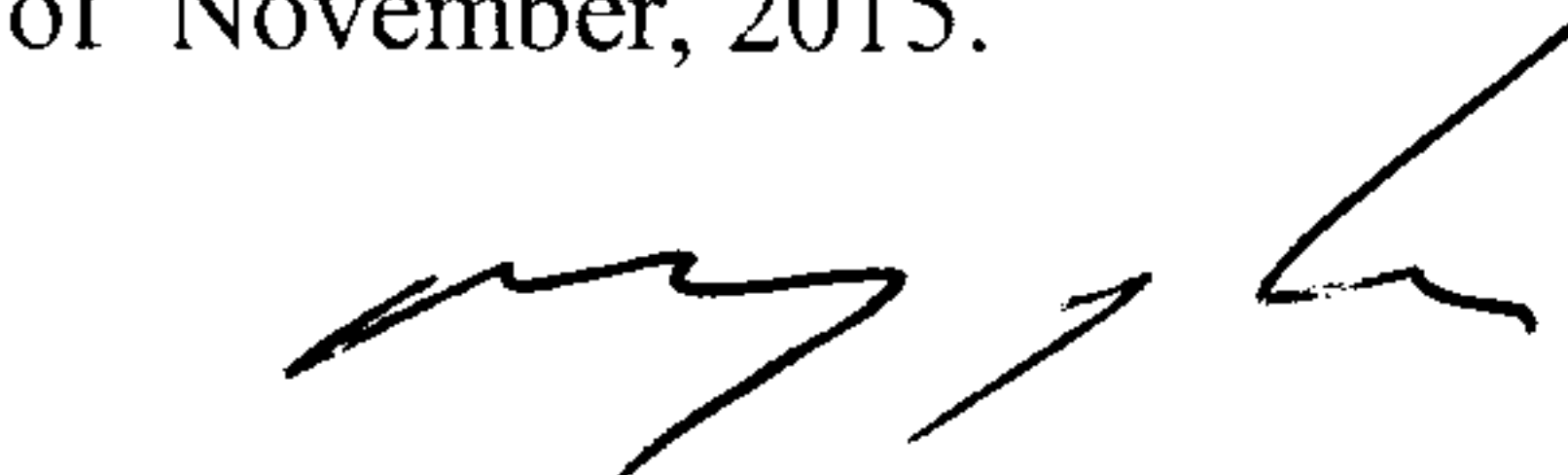
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Nathalie A. Dearing

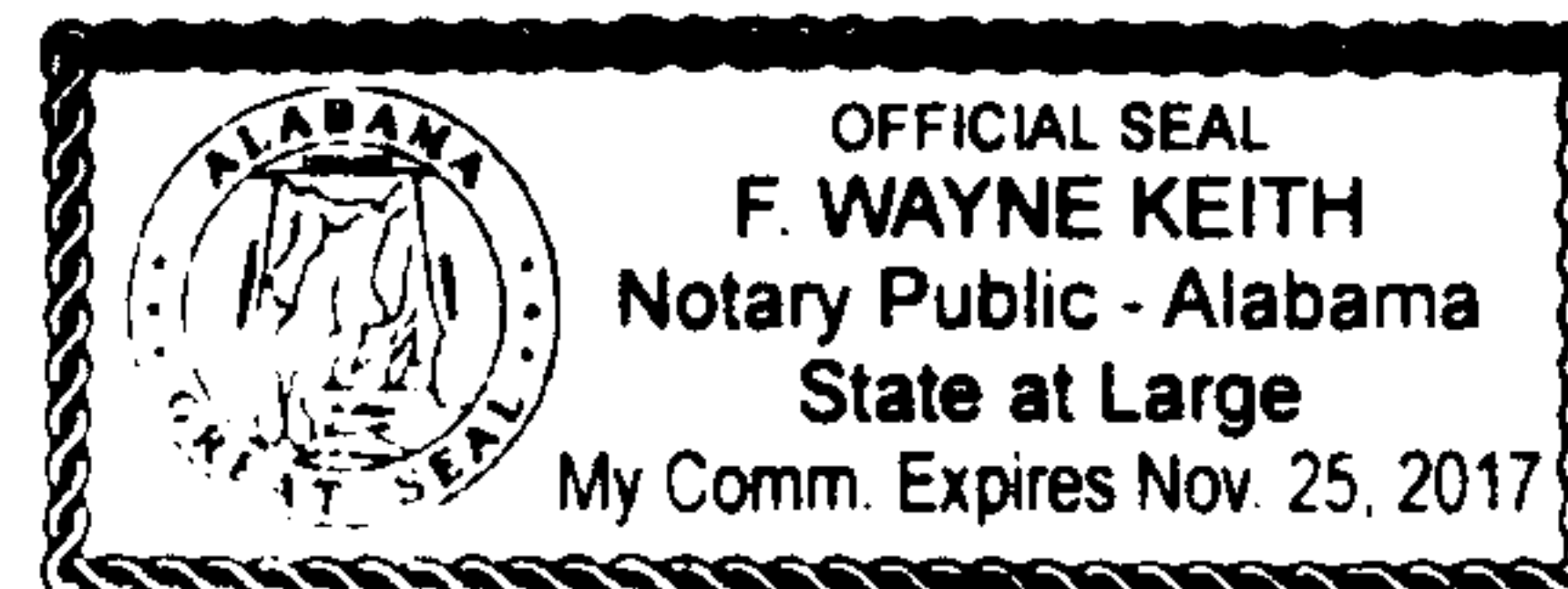
STATE OF ALABAMA  
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Melton E. Dearing and Nathalie A. Dearing,, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and seal this the 12th day of November, 2015.

  
\_\_\_\_\_  
Notary Public

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



  
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### Real Estate Sales Validation Form

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

Grantors' Name: Melton E Dearing  
Nathalie A Dearing

Mailing Address : 416 Old Dearing Road  
Helena, AL 35080

Grantee's Name: Highpointe Investments, LLC

Mailing Address: 122 Bishop Circle  
Pelham, AL 35124

Property Address: Highway 95  
Helena, AL 35080

Date of Transfer: November 12, 2015

Total Purchase Price \$280,000.00

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: November 12, 2015

x

Sign

verified by closing agent  
F. Wayne Keith Attorney

RT-1



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