

THIS INSTRUMENT PREPARED BY:

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



20151118000399250 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
11/18/2015 03:03:55 PM FILED/CERT

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WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred, Fifty Thousand and no/100's Dollars (\$550,000.00)** and other good and valuable consideration to the undersigned,

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

Dearing Farms-Helena, 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-f-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 12th Addition 1st 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 12th Addition 1st 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.

All 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 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 16th day of November, 2015.

ATTEST:

Highpointe Investments, LLC

It's Member

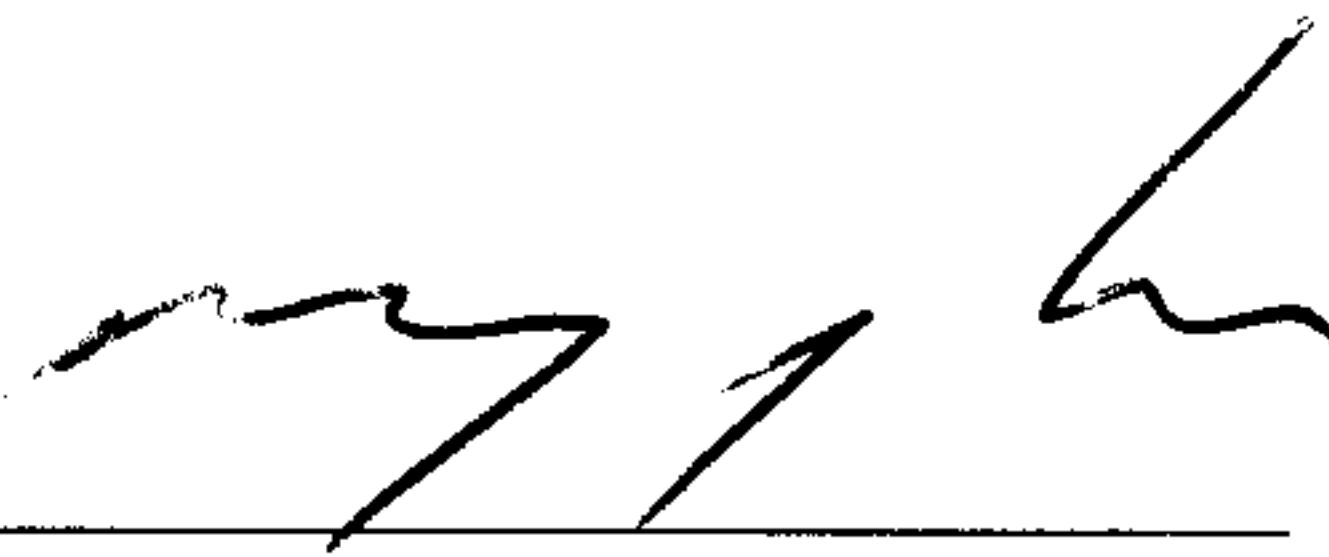


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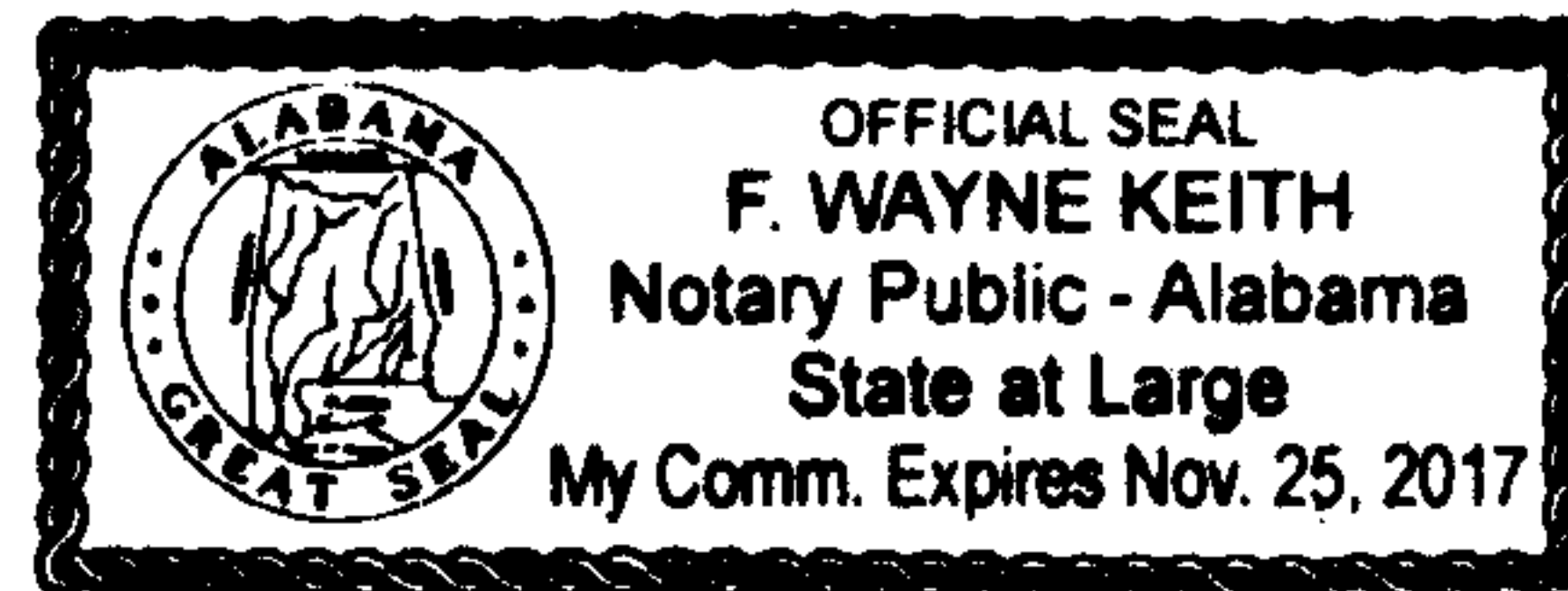
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jerry R. Adams, Jr, whose name , as Member of Highpointe Investments LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed 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 16th day of November, 2015.



Notary Public

SEND TAX NOTICE TO:
Dearing Farms-Helena, LLC
9 Office Park Circle #215
Birmingham, Alabama 35223




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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

Grantor's Name Highpointe Investments Grantee's Name Dearing Farms -
Mailing Address 122 Bishop Circle Mailing Address Helena AL
Prichard AL 35124 9 Office Park Circle
Birmingham AL
35223
Property Address Highway 95 Date of Sale November 16, 2015
Helena AL Total Purchase Price \$ 550,000.00
35080 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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.

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 11-16-15

Print Wayne Keith, Atty.

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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