

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:  
JOHNNY W. DAVIS  
500 SPRING VALLEY DRIVE  
CHELSEA, ALABAMA 35043

## WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE MILLION SEVENTY EIGHT THOUSAND AND NO/100 DOLLARS (\$1,078,000.00)** to the undersigned GRANTOR, **HIGHPOINTE RENTALS, LLC**, an Alabama Limited Liability Company (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **JOHNNY W. DAVIS**, (herein referred to as GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

### Parcel I

Commence at a ¼ inch rebar in place being the Southwest corner of the Northwest ¼ of the Southwest ¼ of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 00 degrees 03 minutes 43 seconds East along the West boundary of said ¼ ¼ section for a distance of 399.56 feet; thence proceed North 47 degrees 50 minutes 21 seconds East for a distance of 743.85 feet to the point of beginning; from this beginning point continue North 47 degrees 50 minutes 21 seconds East for a distance of 1057.59 feet to a point on the East boundary of the Southwest ¼ of the Northwest ¼; thence proceed North 00 degrees 10 minutes 40 seconds West along the East boundary of said Southwest ¼ of the Northwest ¼ for a distance of 1055.99 feet to a 2" disc in place being the Northeast corner of the said ¼ ¼ section; thence proceed South 63 degrees 41 minutes 12 seconds West for a distance of 960.81 feet (set " rebar); thence proceed South 48 degrees 10 minutes 24 seconds East for a distance of 308.48 feet (set " rebar); thence proceed South 07 degrees 29 minutes 55 seconds West for a distance of 1144.00 feet to the point of beginning.

### PARCEL II

A parcel of land in the NE 1/4 of NW 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

From Southwest corner of the NE 1/4 of NW 1/4 of Section 23, Township 19 South, Range 1 West; run thence East along the South boundary of said NE 1/4 of NW 1/4 a distance of 17.49 feet to a point in the center of a 60 foot easement for ingress, egress and utilities as recorded in the Office of the Judge of Probate of Shelby County, Alabama: as Instrument.#1996-10930, being the point of beginning of herein described parcel of land; thence turn 55° 25' 49" left and run 99.24 feet along said easement centerline; thence turn 06° 03' 54" left and run 104.89 feet along said easement centerline; thence turn 61° 29' 43" right and run 1036.79 feet to a point in the centerline of aforementioned 60 foot easement; thence turn 55° 00' 37" right and run 94.73 feet along said easement centerline; thence turn 34° 30' 41" left and run 121.88 feet along said easement centerline to a point on the East boundary of aforementioned NE 1/4 of NW 1/4; thence turn 68° 14' right and run 53.62 feet to the SE corner of said NE ¼ of NW 1/4; thence turn 91° 16' 04" right and run 1312.82 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.


### PARCEL III:

Commence at a disc in concrete accepted as the SE corner of the NE 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 00° 44' 01" West along the East boundary of said NE 1/4 of the SW 1/4 and along the East boundary of the SE 1/4 of the NW 1/4 for a distance of 1589.13 feet to the point of beginning; from this beginning point, thence proceed North 88° 24' 40" West for a distance of 131.94 feet to a point on the Westerly right of way of a 60 foot ingress and egress and utility easement; thence continue North 88° 24' 40" West along the Southerly right of way of said easement for a distance of 420.87 feet; thence proceed South 29° 48' 34" West for a distance of 345.52 feet to a point on the South boundary of the SE 1/4 of the NW 1/4; thence proceed South 89° 15' 59" West along the South boundary of said 1/4- 1/4 Section for a distance of 609.83 feet to the SW corner of said SE 1/4 of the NW 1/4; thence proceed North 00° 23' 23" West along the West boundary of said SE 1/4 of the NW 1/4 for a distance of 1352.78 feet to the NW corner of said 1/4- 1/4 Section; thence proceed South 89° 37' 46" East along North boundary of said 1/4- ¼ Section for a distance of 1329.81 feet to the NE corner of said 1/4- 1/4 Section; thence proceed South 00° 44' 01" East along the boundary of said 1/4 - 1/4 Section for a distance of 1051.95 feet to the point of beginning.: being located in the SE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama.

### PARCEL IV:

Commence at ½" capped rebar in place being the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 89° 50' 22" West along the South boundary of said 1/4- 1/4 section for a distance of 154.53 feet to a ½" capped rebar in place; thence continue South 89°50'22" West along the South boundary of said 1/4- 1/4 section for a distance of 118.13 feet to a 1/4" capped rebar in place, said point being the Southwest corner of said 1/4 -1/4 section; thence proceed North 00° 03' 43" East along the West boundary of said 1/4- 1/4 section for a distance of 399.56 feet; thence proceed North 47° 50' 21" East for a distance of 743.85 feet to the point of beginning. From this beginning point continue North 47° 50' 21" East for a distance of 1057.59 feet to a point on the East boundary of the Southwest 1/4 of the Northwest 1/4; thence proceed South 00° 11' 40" East along the East boundary of said Southwest 1/4 of the Northwest 1/4 for a distance of 159.55 feet to a ½" rebar in place; thence proceed South 43° 58' 50" West for a distance of 635.49 feet; thence proceed South 39° 27' 52" West

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State of Alabama  
Deed Tax: \$1078.00

  
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a distance of 257.17 feet; thence proceed North 59° 37' 49" West for a distance of 208.69 feet to the point of beginning.

**PARCEL V:**

Commence at a ½ inch capped rebar in place being the Southeast corner of the NW 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 89° 50' 22" West along the South boundary of said 1/4 - 1/4 Section for a distance of 154.53 feet to a ½ inch capped rebar in place, said point being the point of beginning, from this beginning point continue South 89° 50' 22" West along the South boundary of said 1/4 - 1/4 Section for a distance of 1188.13 feet to a 1/4 inch rebar in place, said point being the Southwest corner of said 1/4- 1/4 Section; thence proceed North 45° 56' 18" East for a distance of 539.03 feet; thence proceed North 39° 27' 52" East for a distance of 799.22 feet; thence proceed North 43° 58' 50" East for a distance of 635.49 feet to a point on the East boundary of the SW 1/4 of the NW 1/4; thence proceed South 00° 15' 11" East along the East boundary of said SW 1/4 of the NW 1/4 for a distance of 139.51 feet to a ½ inch capped rebar in place, said point being the NW corner of the NE 1/4 of the SW 1/4; thence proceed North 89° 28' 57" East along the North boundary of said NE 1/4 of the SW 1/4 for a distance of 609.83 feet; thence proceed South 30° 02' 45" West for a distance of 1515.46 feet to the point of beginning.

**LESS AND EXCEPT from Parcel V the following:**

Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point, proceed North 89° 50' 22" East along the South boundary of said 1/4- 1/4 section for a distance of 1188.13 feet to a ½ inch capped rebar in place; thence proceed North 30° 02' 45" East for a distance of 889.62 feet, thence proceed North 82° 17' 51" West for a distance of 108.12 feet, thence proceed South 30° 02' 45" West for a distance of 108.12 feet; thence proceed North 82° 17' 51" West for a distance of 746.31 feet; thence proceed South 39° 27' 52" West for a distance of 542.05 feet; thence proceed South 45° 56' 18" West for a distance of 539.03 feet to the point of beginning.

**PARCEL VI:**

Commence at a ½" capped rebar in place being the Southeast corner of the Northwest 1/4 of the Southwest ¼ of Section 23, Township 19 South, Rang 1 West, Shelby County, Alabama; thence proceed South 89° 50' 22" West along the South boundary of said 1/4-1/4 section for a distance of 154.53 feet to a ½" capped rebar in place; thence proceed North 30°02'45" East for a distance of 781.67 feet to the point of beginning. From this beginning point continue North 30° 02' 45" East for a distance of 107.94 feet; thence proceed North 82° 17' 51" West for a distance of 108.12 feet; thence proceed South 30° 02' 45" West for a distance of 108.12 feet; thence proceed South 82° 17' 51" East for a distance of 108.12 feet to the point of beginning.

**LESS AND EXCEPT from all parcels the following:**

Commence at a ½" capped rebar in place being the Southeast corner of the Northwest 1/4 of the Southwest ¼ of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 89° 50' 22" West along the South boundary of said 1/4-1/4 section for a distance of 154.53 feet to a ½" capped rebar in place; thence continue South 89° 50' 22" West along the South boundary of said 1/4-1/4 section for a distance of 1188.13 feet to a 1/4" rebar in place, said point being the Southwest corner of said 1/4-1/4 section; thence proceed North 45° 56' 18" East for a distance of 539.03 feet; thence proceed North 39° 27' 52" East for a distance of 542.05 feet; thence proceed South 82° 17' 51" East for a distance of 167.0 feet to a ½" rebar, said point being the point of beginning. From this beginning point proceed North 33° 21' 43" East for a distance of 105.14 feet; thence proceed North 46° 38' 56" East for a distance of 95.31 feet; thence proceed North 82° 19' 33" East for a distance of 163.22 feet; thence proceed North 60° 55' 25" East for a distance of 97.34 feet; thence proceed North 43° 57' 04" East for a distance of 254.04 feet; thence proceed North 51° 16' 04" East for a distance of 386.91 feet; thence proceed North 61° 59' 17" East for a distance of 218.11 feet; thence proceed North 46° 16' 05" East for a distance of 192.64 feet; thence proceed South 88° 00' 40" East for a distance of 80.08 feet; thence proceed South 48° 07' 33" West for a distance of 256.97 feet; thence proceed South 62° 17' 42" West for a distance of 219.99 feet; thence proceed South 51° 13' 10" West for a distance of 382.22 feet; thence proceed South 43° 43' 39" West for a distance of 252.03 feet; thence proceed South 60° 14' 43" West for a distance of 109.72 feet; thence proceed South 22° 04' 54" West for a distance of 175.98 feet to a ½" rebar; thence proceed North 82° 17' 51" West for a distance of 246.37 feet to the point of beginning.

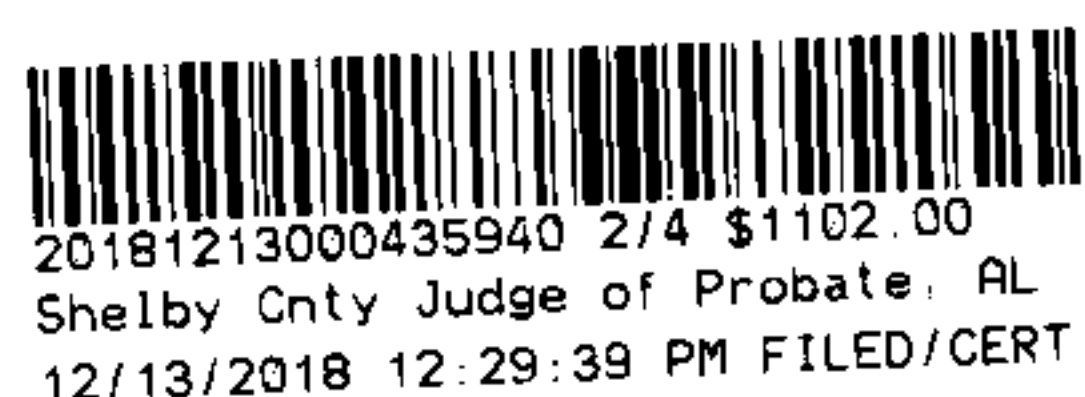
The above described land is located in the Northwest 1/4 of the Southwest 1/4; the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama.

All being situated in Shelby County, Alabama.

**EASEMENT #1**

A 60 FOOT INGRESS, EGRESS AND UTILITY EASEMENT being 30 feet in equal width on each side of the following described line:

Commence at the Southwest corner of Northwest 1/4 of the Southeast 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 89° 36' 25" East along the South boundary of said 1/4 — 1/4 section for a distance of 206.25 feet; thence proceed South 13° 15' 21" West along the centerline of said easement for a distance of 356.70 feet to a point on the cul-de-sac of Signal Valley Trail and the point of beginning. From this beginning point proceed North 13° 15' 21" East along the centerline of said easement for a distance of 265.83 feet; thence proceed North 75° 08' 08" West along the centerline of said easement for a distance of 138.60 feet to P.C. of a concave curve right having a delta angle of 39° 51' 54" and a radius of 250.0 feet; thence proceed Northerly along the centerline of said easement and along the curvature





of said curve for a chord bearing and distance of North 55° 50' 09" West, 170.46 feet to the P.T. of said curve; thence proceed North 36° 06' 14" West along the centerline of said easement for a distance of 719.01 feet to the P.C. of a concave curve right having a delta angle of 61° 25' 00" and a radius of 150.0 feet; thence proceed Northeasterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North 05° 23' 44" West, 153.20 feet to the P.T. of said curve; thence proceed North 25° 18' 45" East along the centerline of said easement for a distance of 567.56 feet; thence proceed North 45° 32' 56" East along the centerline of said easement for a distance of 145.01 feet; thence proceed North 28° 49' 11" East along the centerline of said easement for a distance of 129.52 feet; thence proceed North 01° 37' 44" West along the centerline of said easement for a distance of 118.63 feet; thence proceed North 88° 12' 38" West along the centerline of said easement for a distance of 455.65 feet; thence proceed South 50° 17' 22" West along the centerline of an easement narrowing to a 50 foot ingress, egress and utility easement for a distance of 128.50 feet; thence proceed North 85° 56' 09" West along the centerline of an easement widening to a 60 foot ingress, egress and utility easement for a distance of 324.07 feet; thence proceed North 01° 55' 00" East along the centerline of said 60 foot easement for a distance of 358.45 feet; thence proceed North 07° 09' 41" East along the centerline of said 60 foot easement for a distance of 261.55 feet.


## EASEMENT #2

60.0 Foot Non-Exclusive Easement for Ingress, Egress & Utilities Centerline Description to—wit:

From the SW corner of the Northeast 1/4 Northwest 1/4 of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said Northeast 1/4- Northwest 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55° 25' 49" left and run 99.24 feet along said easement centerline and the following courses: 06° 03' 54" left for 104.89 feet; 12° 24' 30" left for 175.59 feet; 10° 38' right for 201.28 feet; 12° 54' 55" right for 165.02 feet; 05° 37' 50" left for 265.89 feet; 15° 35' 30" right for 323.69 feet; 13° 58' 30" left for 188.54 feet; 06° 44' right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180° 00' right and run along said easement centerline a distance of 50.72 feet; thence turn 92° 06' 49" left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54° 49' 11" right for 141.23 feet; 12° 33' 27" left for 110.76 feet; 20° 34' 50" left for 169.50 feet; 15° 05' 36" right for 86.16 feet; 36° 33' 41" right for 166.53 feet; 29° 09' 29" left for 97.38 feet; 14° 44' 38" left for 198.02 feet; 16° 40' 30" left for 276.22 feet; 34° 30' 41" left for 274.24 feet to a point on the South boundary of the Northwest 1/4- Northeast 1/4 of aforementioned Section 23; thence turn 02° 14' 58" right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right, having a delta angle of 65° 53' 34" and tangents of 100.00 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance 96.95 feet; thence turn 122° 12' 30" left and run 760.84 feet along said easement centerline to a point on the North boundary of the Southwest 1/4 Northeast 1/4 of Section 23, Township 19 South, Range 1 West; thence turn 180° 00' right and run 760.84 feet along said easement centerline; thence turn 57° 47' 30" left and run 338.44 feet along said easement centerline; thence turn 02° 42' 42" right and run 588.77 feet to the P.C. of a curve concave left, having a delta angle of 46° 35' 43" and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the P.T.; thence along the tangent centerline a distance of 77.80 feet; thence turn 116° 34' 50" left and run 68.62 feet along said easement centerline; thence turn 180° 00' right and run 211.45 feet along said easement centerline to the P.C. of a curve concave right, having a delta angle of 17° 17' 51" and tangents of 80.0 feet to a centerline arc distance of 158.78 feet to the P.T.; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27° 09' 45" and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the P.C. of a curve concave right, having a delta angle of 30° 36' 35" and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the P.T.; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27° 45' 20" and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the P.T.; thence along the tangent centerline a distance of 308.97 feet; thence turn 154° 31' 35" left and run 278.49 feet along said easement centerline; thence turn 06° 48' right and run 213.47 feet along said easement centerline; thence turn 00° 50' 46" right and run 321.84 feet along said easement centerline; thence turn 180° 00' right and run 321.84 feet along said easement centerline; thence turn 00° 50' 46" left and run 213.47 feet along said easement centerline; thence turn 06° 48' left and run 278.49 feet along said easement centerline; thence turn 09° 12' left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the Southeast 1/4- Southwest 1/4 of Section 23, Township 19 South, Range 1 West; thence continue along said course a distance of 176.36 feet to the P.C. of a curve concave left having a delta angle of 54° 03' 57" and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74° 40' 50" and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the P.T.; thence along the tangent centerline a distance of 719.70 feet to the P.C. of a curve concave left, having a delta angle of 48° 19' 01" and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old US Hwy. #280 (80' R.O.W.), and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with South boundary of the Southeast 1/4 - Southwest 1/4 of Section 23, Township 19 South, Range 1 West, tracks in close proximity that certain easement centerline described in Book 184 at Page 89; said property being situated in Shelby County, Alabama.

## SUBJECT TO:

1. Taxes for the year 2019, which are a lien but not yet due and payable until October 1, 2019.
2. Less and except any part of subject property lying within any road right-of-way.
3. 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.

  
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4. Partial Termination of Easement and Establishment re-recorded Easement recorded in Inst. No. 2008072200296540.
5. Title to that portion of the property within any road right-of-ways.
6. Reservations, covenants and conditions as recorded in Real 75, Page 892; Real 75, Page 895; Real 75, Page 889; Real 75, Page 897; Real 75, Page 908 and Real 75, Page 910.
7. Rights of others in and to access easements as recorded in Real 75, Page 99; Real 75, Page 902; Real 75, Page 905; and Inst. No. 1996/10930.
8. Maintenance Agreement recorded in Real 75, Page 912 and Inst. No. 1999-24308.
9. Reservation of Easement by Bert Adams as recorded in Inst. No. 1996/1072 and Inst. No. 1999/24308.
10. Flood easement and maintenance agreement with Alabama Power Company as recorded in Real 75, Page 918.
11. Restrictions and reservations as recorded in Inst. No. 1996/1073.
12. Rights of others in and to easements for ingress, egress and utilities as recorded in Inst. No. 1996/15216; Inst. No. 1999/44647; Inst. No. 1999/24308 and Inst. No. 1999/24309.
13. Easements recorded in Inst. No. 1999/24300; Inst. No. 1999/24301; Inst. No. 2001/42185; Inst. No. 2001/42187; Inst. No. 1999/24302; Inst. No. 1998/17814 and Inst. No. 1998/34333.
14. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2000/5520 and Inst. No. 2001/42171.
15. Partial termination of Easement and Establishment of Re-Routed Easement by and between Hannibal S. Crumpler and Nancy R. Crumpler and The State of Alabama Department of Conservation and Natural Resources as recorded in Inst. No. 20080722000296540.
16. Easement granted to The State of Alabama Department of Conservation and Natural Resources as recorded in Inst. No. 20080722000296550.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And said GRANTOR does for itself, 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 it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and 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, CONNOR FARMER**, who is authorized to execute this conveyance, has hereto set its signature and seal this 4TH day of DECEMBER, 2018.

**HIGHPOINTE RENTALS, LLC**

BY:   
AS: **MEMBER**

(This deed has been executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **CONNOR FARMER**, whose name as **MEMBER** of **HIGHPOINTE RENTALS, LLC**, an Alabama Limited Liability Company, is signed to the foregoing conveyance 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 same for and as the act of said **HIGHPOINTE RENTALS, LLC**.

Given under my hand and official seal this 4TH day of DECEMBER, 2018.

  
Notary Public

My Commission Expires: 10/31/2019


Grantor's Name:  
HIGHPOINTE RENTALS, LLC  
Mailing Address:  
120 Bishop Circle  
Pelham, Alabama 35124  
Property Address:  
500 Spring Valley Drive  
Chelsea, AL 35043

Grantee's name:  
JOHNNY W. DAVIS  
Mailing Address:  
4005 Kings Circle  
Birmingham, AL 35242  
Date of Sale: DECEMBER 4TH, 2018  
Total Purchase Price: \$1,078,000.00

or  
Actual Value  
or  
Assessor's Market Value

\_\_\_\_ Bill of Sale  
\_\_\_\_ Sales Contract  
  x   Closing Statements

\_\_\_\_ Front of Foreclosure Deed  
\_\_\_\_ Appraisal  
\_\_\_\_ Other \_\_\_\_\_

  
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