

20200406000133080 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
04/06/2020 01:26:27 PM FILED/CERT

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
The Harrelson Law Firm, LLC  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To:  
Highpointe Partners, LLC  
120 Bishop Circle  
Pelham, AL 35124

**WARRANTY DEED**

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

That in consideration of SIX HUNDRED NINETY THOUSAND EIGHT HUNDRED and 00/100 DOLLARS (\$690,800.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, 280 TIMBERLAND, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto HIGHPOINTE PARTNERS, LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

THE NW 1/4 OF NE 1/4, EXCEPT THE WEST 50 FEET; ALL SW 1/4 OF NE 1/4, NORTH OF THE FLORIDA SHORT ROUTE HIGHWAY, EXCEPT THE WEST 100 FEET; ALL NW 1/4 OF SE 1/4 LYING NORTH OF FLORIDA SHORT ROUTE HIGHWAY; THE SE 1/4 OF NE 1/4; THE NE 1/4 OF SE 1/4, LYING NORTH OF THE FLORIDA SHORT ROUTE HIGHWAY; ALL NE 1/4 OF THE NE 1/4; ALL IN SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

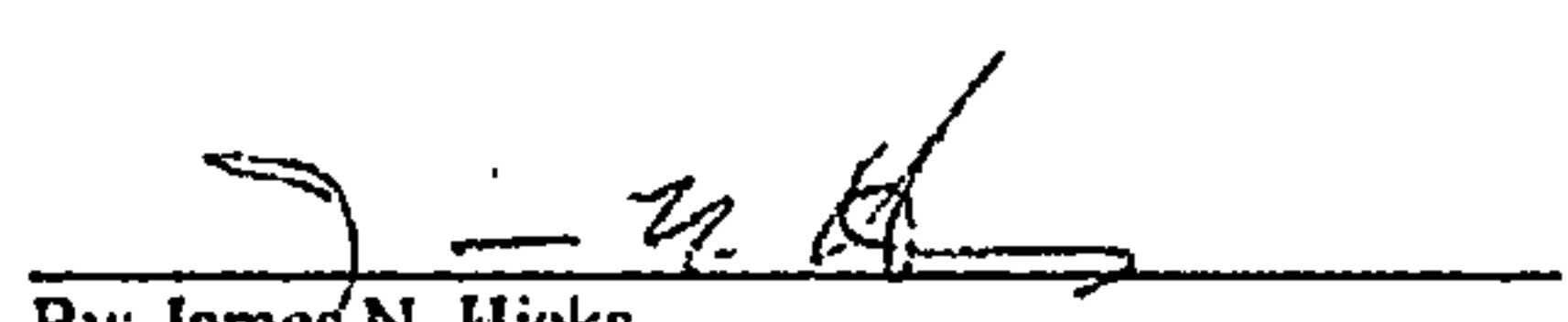
Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions.

\$690,800.00 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, its successors and assigns, forever.  
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its duly authorized Manager, has hereunto set its hand and seal this the 19th day of February, 2020.

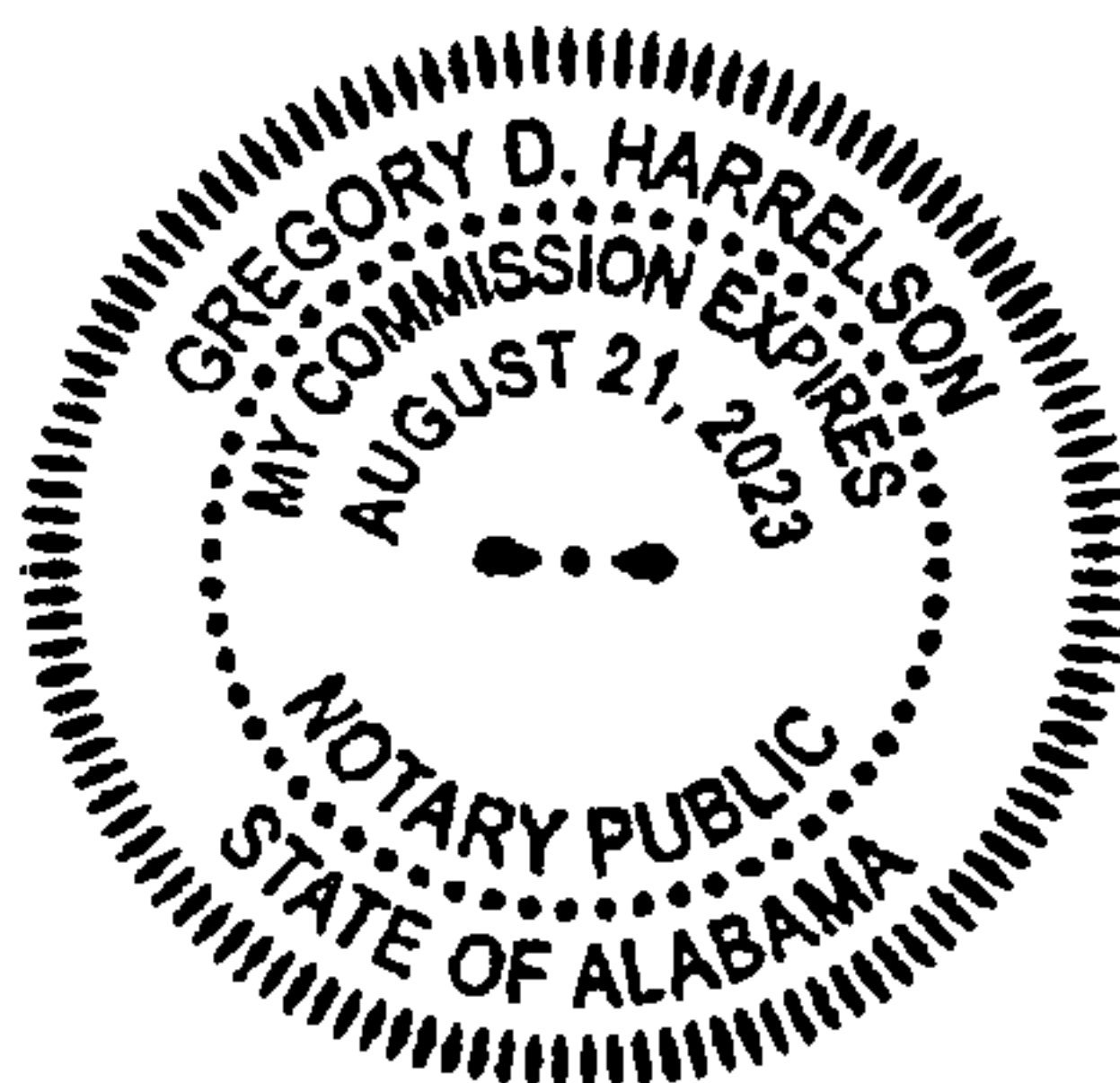
280 Timberland, LLC


  
By: James N. Hicks  
Its: Manager

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James N. Hicks, whose names as Manager of 280 Timberland, LLC 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 Manager and with full authority executed the same voluntarily for and as the act of 280 Timberland, LLC on the day the same bears date.

Given under my hand and official seal, this the 19th day of February, 2020.



  
NOTARY PUBLIC  
My Commission Expires 8-21-23

## Real Estate Sales Validation Form

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

Grantor's Name 280 Timberland, LLC  
 Mailing Address 307 Overbrook Road  
Mountain Broom, AL 35213

Grantee's Name Highpointe Partners, LLC  
 Mailing Address 120 Bishop Circle  
Pelham, AL 35124

Property Address See Legal Description on Deed

Date of Sale 02/19/2020

Total Purchase Price \$ 690,800.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records



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*Boyle*

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 2-19-20

Print Greg Harrison

Unattested

Sign

*[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one