

20200824000368370
08/24/2020 02:28:30 PM
DEEDS 1/3

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

Send Tax Notice To:
T.E. Stevens Company, Inc
2400 1st Ave South
Birmingham, AL 35233

WARRANTY DEED

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

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND and 00/100 Dollars (\$135,000.00) 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 T.E. STEVENS COMPANY, INC., INC, an Alabama corporation, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" – Legal Description

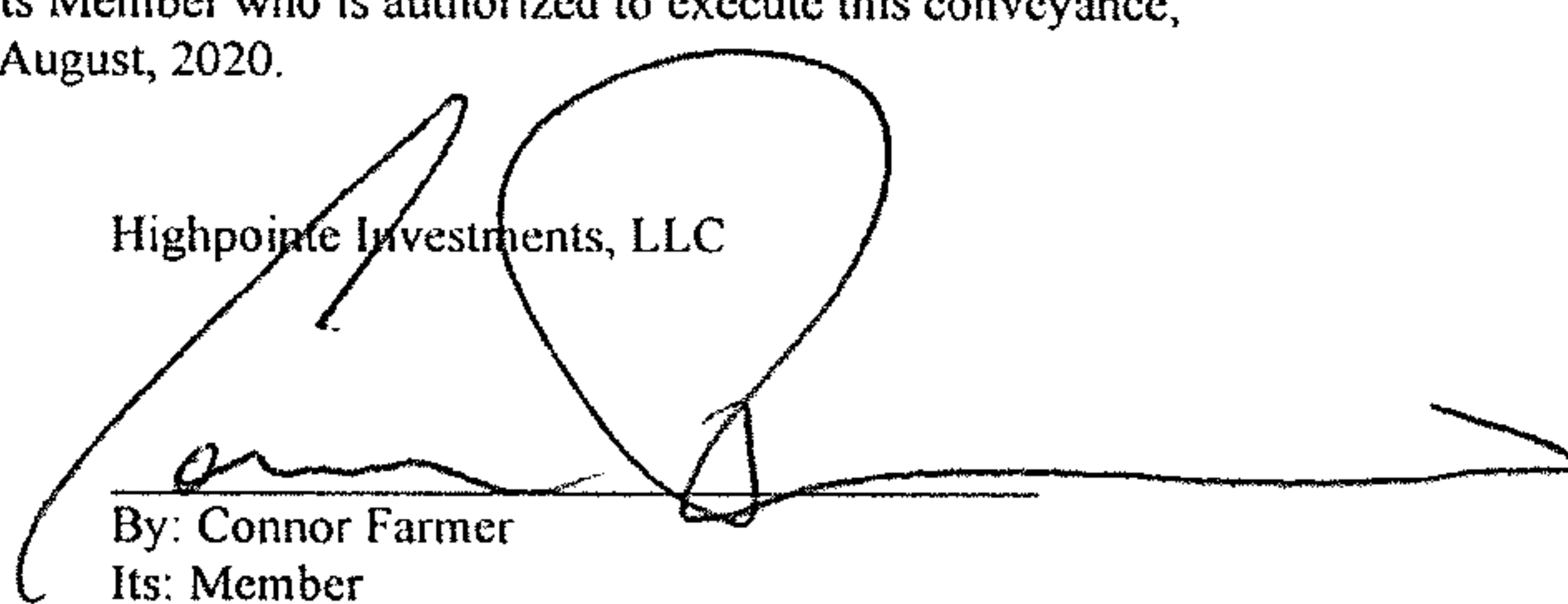
Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning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

\$135,000.00 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 Member who is authorized to execute this conveyance, has hereunto set his signature and seal this the 6th day of August, 2020.

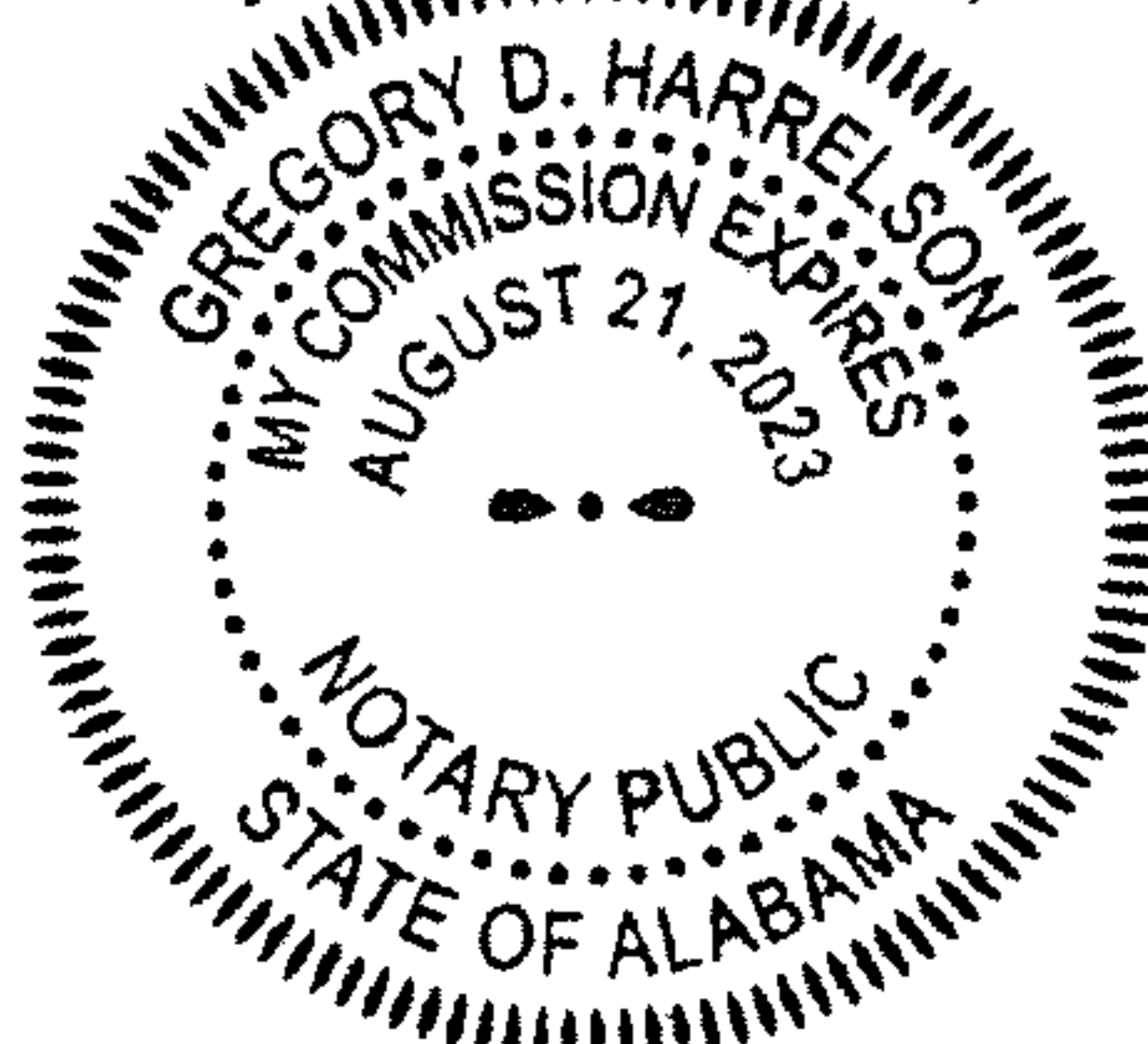
Highpointe Investments, LLC


By: Connor Farmer
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 Connor Farmer, whose name as Member of Highpointe Investments, 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 member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this 6th day of August, 2020.




NOTARY PUBLIC

My Commission Expires 8-21-23

EXHIBIT "A"

Legal Description:

A parcel of land situated in the SW ¼ of the NW ¼ of Section 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 3/4" rebar at the SE corner of SW ¼ of the NW ¼ of Section 8, Township 19 South, Range 1 West, Shelby County, Alabama; thence S 89° 50' 15" W along the south line of said ¼ - ¼ section a distance of 465.25 feet to a point; thence N 23° 18' 25" E leaving said ¼ - ¼ line a distance of 611.07 feet to a point; thence N 1° 34' 23" E a distance of 149.11 feet to a point; thence S 88° 25' 37" E a distance of 87.07 feet to a point on a curve to the right having a central angle of 88° 06' 49" and a radius of 55.00 feet, said curve subtended by a chord bearing N 45° 37' 48" E and a chord distance of 76.49 feet; thence along the arc of said curve a distance of 84.58 feet to a point on the west right-of-way of Eagle Wood Court; thence S 0° 18' 48" E along said right-of-way a distance of 60.00 feet to a ½" rebar; thence N 89° 29' 35" E along said right-of-way a distance of 73.00 feet to a rebar capped Arrington at the NW corner of lot 300 of Eagle Point 3rd Sector Phase I as recorded in Map Book 17 Page 68 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 0° 21' 16" E along the east line of said ¼ - ¼ section and lot 300 a distance of 700.71 feet to the POINT OF BEGINNING.

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, LLC
 Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name T.E. Stevens Company, Inc.
 Mailing Address 2400 1st Ave South
Birmingham, AL 35233

Property Address See Exhibit "A" Legal Description
attached to Deed

Date of Sale 08/06/2020

Total Purchase Price \$ 135,000

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

☐ 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 8/6/2020

Print _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/24/2020 02:28:30 PM
 \$29.00 CHARITY
 20200824000368370

Allen S. Bayl

Form RT-1