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DEEDS 1/4

**This Document Prepared By:**  
Gregory D. Harrelson, Esq.  
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            )  
  )     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY         )

That in consideration of One Million Two Hundred Twenty Three Thousand Six hundred Ninety Five and 00/100 Dollars (\$1,223,695.00) to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledge, THE ANNE BRETT WOOD FAMILY TRUST (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:

**SEE EXHIBIT "A" LEGAL DESCRIPTION**

Subject to:


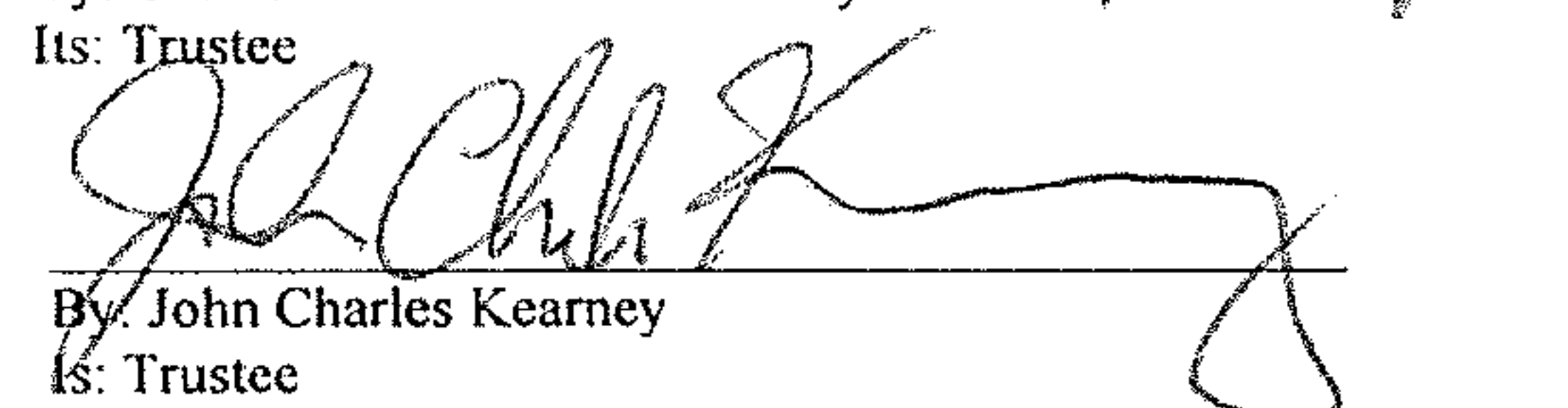
1. Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

\$850,000.00 of the purchase proceeds were paid from the proceeds of a purchase money mortgage executed 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 Trustees who are authorized to execute this conveyance, have hereunto set its signature and seal on this the 14th day of April, 2021.


The Anne Brett Wood Family Trust

  
By: Charlotte Anne Wood Kearney  
Its: Trustee  
  
By: John Charles Kearney  
Is: Trustee

STATE OF ALABAMA    )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charlotte Anne Wood Kearney and John Charles Kearney, whose names as Trustees of The Anne Brett Wood Family Trust are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Trustees and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal, this 14th day of April, 2021.

  
NOTARY PUBLIC  
My Commission Expires: 8/21/23



**EXHIBIT "A"**

**Legal Description:**

**Parcel 1:**

That part of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  which lies West of Yellow Leaf Creek and South of Middle Ditch or drain in Section 3, Township 20, Range 1 East, more particularly described as starting at the intersection line between Section 3 and 4 in Township 20, Range 1 East, where the same is intersected by Yellow Leaf Creek, going thence North 159 yards; thence East 163 yards to Yellow Leaf Creek; thence up said creek 201 yards to starting point. Also a parcel starting at the mouth of Middle Ditch in the NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 3, Township 20, Range 1 East and running East in line with Middle Ditch 110 yards to Yellow Leaf Creek; thence North down said creek 226 yards to a natural dam; thence Westerly along said natural dam and ditch 100 yards to the mouth of a ditch connecting with Middle Ditch; thence up said connecting ditch South to the mouth of Middle Ditch or starting point 132 yards, containing 4 acres more or less. That part of the NE  $\frac{1}{4}$  of Section 4, Township 20, Range 1 East and that part of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of said Section with boundaries as follows: starting at a white oak tree 42 or 43 yards Northeast of the SW corner of said NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , going thence in a Northeasterly direction 320 yards to the mouth of Middle Ditch; thence East 106 yards to the Section line between Section 3 and 4 in Township 20, Range 1 East; thence South 159 yards to Yellow Leaf Creek; thence up said Yellow Leaf Creek 354 yards to the mouth of Powell Branch; thence up Powell Branch West 145 yards to the mouth of a crooked ditch; thence up said ditch in a Northwesterly direction 450 yards to the point of beginning.

The SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  lying West of Yellow Leaf Creek Section 4, Township 20, Range 1 East. The E  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  and all that part of the West  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 4, Township 20, Range 1 East lying North of Powell Branch. All that part of the NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  Section 4, Township 20, Range 1 East lying West of Yellow Leaf Creek except 10 acres off the South side belonging to J. R. G. Fancher and except about 7 acres described as follows: Beginning at Epperson Bridge running up Yellow Leaf Creek South 288 yards; thence West 122.2 yards; thence North 288 yards; thence East 122.2 yards to point of beginning.

**Parcel 2:**

All that part of the E  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 4, Township 20 South, Range 1 East, which is situated between the South right-of-way line of the new road and the South bank of Yellow Leaf Creek, containing 37.5 acres, more or less, EXCEPT that parcel of land in the Southwest corner of said E  $\frac{1}{2}$  of said Quarter Section, which is situated South of an iron pin on the West boundary line of said E  $\frac{1}{2}$  of said Quarter Section at a point 210.0 feet North of the Southwest corner of said E  $\frac{1}{2}$  of said Quarter Section, said exception containing one and one-half acres, more or less.

**Parcel 3:**

A part of the NE ¼ of SE ¼ of Section 4, Township 20, Range 1 East, described as follows: Beginning at the Epperson Bridge across Yellow Leaf Creek and run South up said creek 288 yards; thence West 122 ½ yards; thence North 288 yards; thence East 122 ½ yards to starting point, containing in all 7 acres, more or less.

**Parcel 4:**

And also that certain property described as: The SE1/4 of the NW1/4; the NW1/4 of the SE1/4 and 5 acres in the SW corner of the SW1/4 of the NE1/4 described as beginning at the SW corner of said SW1/4 of NE1/4 and running east 660 feet, thence north to Powell Spring Branch, thence west along said Powell Branch to the west line of said forty acre tract, thence south to the point of beginning. Also all that part of the SW1/4 of the SE 1/4 lying north of the south bank of Yellow Leaf Creek, all in Section 4, Township 20 South, Range 1 East, in all 95 acres more or less, pursuant to and in conformity with the division of properties of the Estate of Martel Brett, Deceased by the Executor at the time of the administration of the estate in 1971.

**Parcel 5:**

7 acres in the NW corner of the NW 1/4 of the NW 1/4 of Section 3, T20S, R1E. Said parcel described in Deed Book 156 Page 382 and 383, said deed dated November 13, 1952 and executed by Hamon E. Archer and Lucylle G. Archer. Parcel now being identified at least in part as being parcel number 16-2-3-0-000-004 on the records of the Tax Assessor of Shelby County, Alabama. Subject to easements and restrictions of record.

**For Reference:**

**Parcel #16-2-04-1-001-002.000**

**Parcel #16-2-04-0-000-012.000**

**Parcel #16-2-03-0-000-004.000**



## Real Estate Sales Validation Form

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

Grantor's Name Anne Brett Wood Family Trust  
 Mailing Address 4500 Dolly Ridge Rd  
 Birmingham, AL 35243

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

Property Address See Exhibit A Legal Description  
 attached to Deed  
 Shelby County, AL

Date of Sale 04/14/2021

Total Purchase Price \$ 1,223,695.00

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 4/14/21

Print JOHN CHARLES KEARNEY

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/03/2021 01:24:48 PM  
 \$406.00 CHERRY  
 20210503000218630

Allen S. Boyd