

20210625000309410
06/25/2021 11:28:14 AM
DEEDS 1/8

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

Send Tax Notice To:
TCG Saddlewood Trails, LLC
100 Applegate Court
Pelham, AL 35124

WARRANTY DEED

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

That in consideration of EIGHT HUNDRED TWENTY EIGHT THOUSAND and 00/100 Dollars (\$828,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, HIGHPOINTE RENTALS, LLC, an Alabama limited liability company, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto TCG SADDLEWOOD TRAILS, LLC, an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

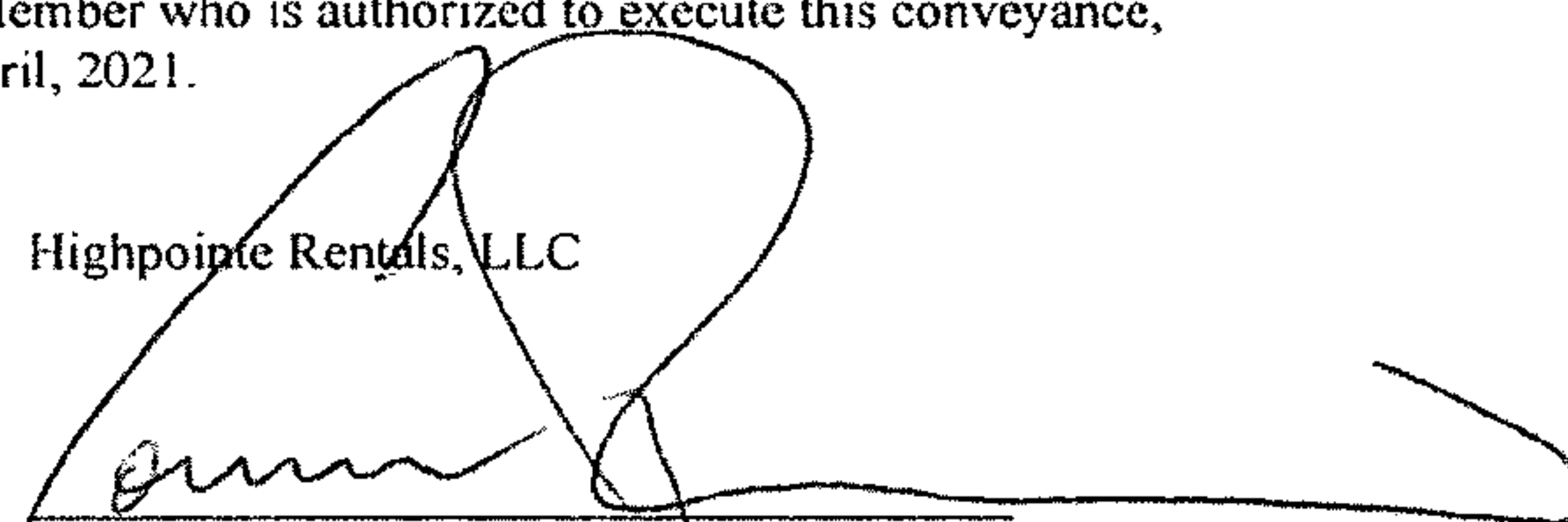
See Exhibit "A" – Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter; (2) 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

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 27th day of April, 2021.

Highpointe Rentals, 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 Rentals, 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 27th day of April, 2021.


NOTARY PUBLIC

My Commission Expires 8/21/23

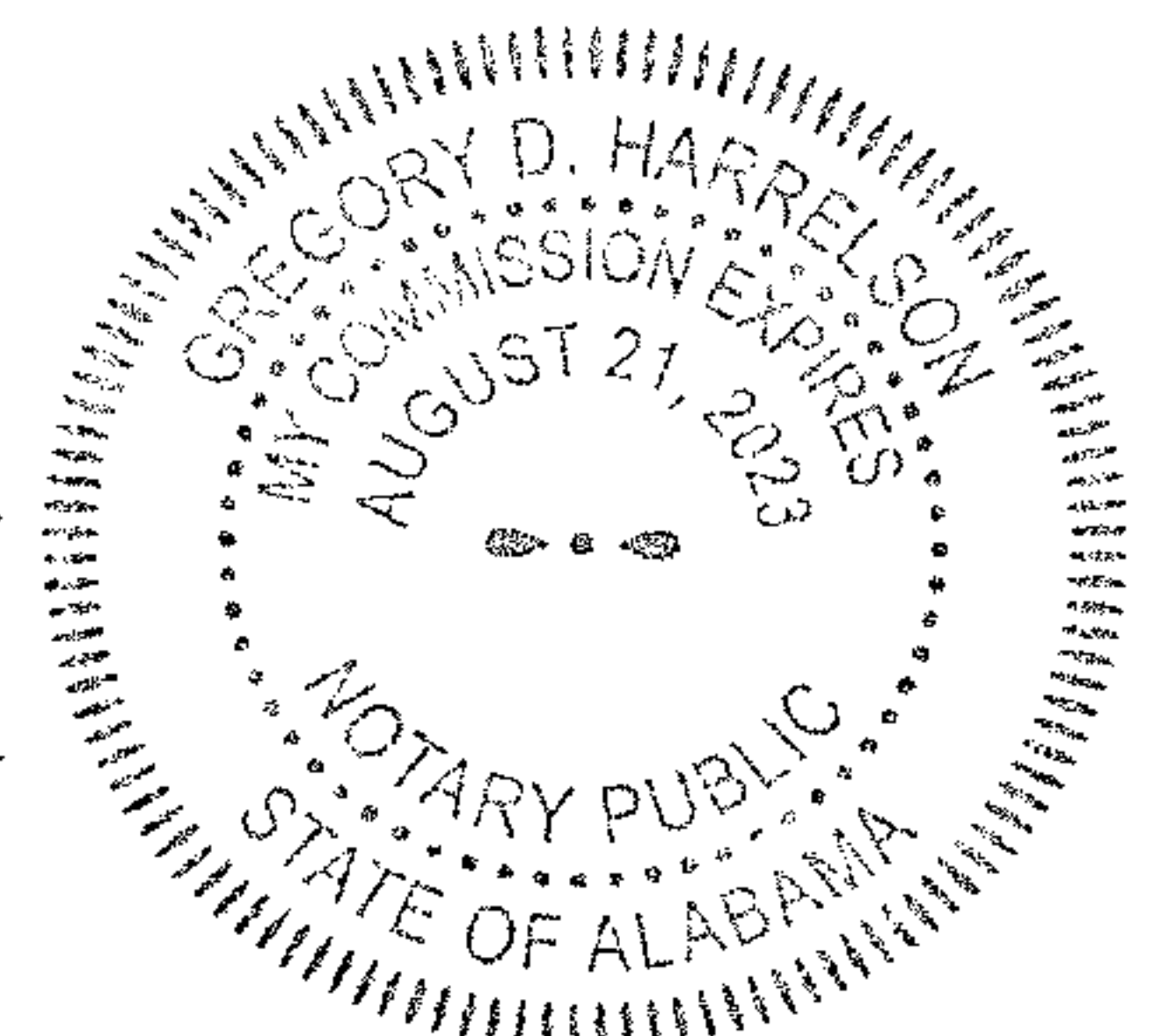


EXHIBIT "A" LEGAL DESCRIPTION

The following real estate located in Shelby County, Alabama, State of Alabama, being more particularly described as follows, to-wit:

TRACT NO. 1 (Saddlewood Trails Site): Commence at a railroad rail being the Southwest corner of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 19' 38" West along the West boundary of said Section 22 and along the West boundary of the Southwest one-fourth of the Southwest one-fourth for a distance of 1318.4 feet to a 1" open top pipe in place, said point also being the Southwest corner of the Northwest one-fourth of the Southwest one-fourth of said Section 22; thence proceed North 00° 19' 38" West along the West boundary of said section and along the West boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 660.0 feet (set ½" rebar CA-0114-LS); thence proceed North 88° 30' 39" East for a distance of 1327.93 feet (set ½" rebar CA-0114-LS), said point being located on the East boundary said Northwest one-fourth of the Southwest one-fourth; thence proceed South 00° 43' 17" East along the East boundary of said quarter-quarter section for a distance of 666.68 feet to a 2" open top pipe, said point being the Northeast corner of the Southwest one-fourth of the Southwest one-fourth; thence proceed South 00° 43' 17" East along the East boundary of said quarter-quarter section for a distance of 861.23 feet to a 1" solid iron in place; thence proceed South 00° 44' 59" East along the East boundary of said quarter-quarter section for a distance of 126.45 feet; thence proceed South 11° 53' 47" West for a distance of 137.38 feet; thence proceed South 78° 06' 13" East for a distance of 30.82 feet to a point on the East boundary of said quarter-quarter section; thence proceed South 00° 44' 59" East along the East boundary of said quarter-quarter section for a distance of 183.01 feet to a 2" open top pipe in place being the Southeast corner of the Southwest one-fourth of the Southwest one-fourth; thence proceed North 88° 46' 02" East along the North boundary of Section 27, Township 21 South, Range 1 West and along the North boundary of the Northeast one-fourth of the Northwest one-fourth of said Section 27 for a distance of 262.0 feet to a point on the Westerly right-of-way of Mitchell Road; thence proceed South 37° 12' 25" East along the Westerly right-of-way of said road for a distance of 41.28 feet; thence proceed South 53° 09' 15" East along the Westerly right-of-way of said road for a distance of 100.69 feet to the P. C. of a concave curve right having a delta angle of 39° 41' 14" and a radius of 250.0 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 33° 18' 38" East, 169.73 feet to the P. T. of said curve; thence proceed South 13° 28' 01" East along the Westerly right-of-way of said road for a distance of 209.13 feet to the P. C. of a concave curve right having a delta angle of 36° 24' 59" and a radius of 200.00 feet; thence proceed Southwesterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 04° 44' 29" West, 124.99 feet to the P. T. of said curve; thence proceed South 25° 11' 26" West along the Westerly right-of-way of said road for a distance of 180.29 feet to the P. C. of a concave curve left having a delta angle of 36° 23' 40" and a radius of 225.0 feet; thence proceed Southwesterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 07° 32' 31" West, 140.53 feet to the P. T. of said curve; thence proceed South 10° 39' 19" East along the Westerly right-of-way of said road for a distance of 88.13 feet to the P. C. of a concave curve right having a delta angle of 18° 13' 33" and a radius of 200.00 feet; thence proceed Southeasterly along the

Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 01° 32' 33" East, 63.35 feet to the P. T. of said curve; thence proceed South 07° 34' 14" West along the Westerly right-of-way of said road for a distance of 97.56 feet to its point of intersection with the Northerly right-of-way of Alabama Highway 70; thence proceed North 68° 51' 15" West along the Northerly right-of-way of said highway for a distance of 331.75 feet; thence proceed North 21° 08' 45" East for a distance of 400.00 feet; thence proceed North 12° 14' 54" East for a distance of 130.42 feet; thence proceed North 77° 45' 06" West for a distance of 97.93 feet; thence proceed North 12° 14' 54" East for a distance of 89.24 feet to the P. C. of a concave curve right having a delta angle of 23° 36' 03" and a radius of 68.0 feet; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance of South 76° 15' 33" West, 27.81 feet to the P. T. of said curve; thence proceed South 12° 14' 54" West for a distance of 147.07 feet; thence proceed North 77° 45' 06" West for a distance of 862.09 feet; thence proceed North 73° 27' 55" West for a distance of 55.13 feet; thence proceed North 20° 49' 15" East for a distance of 25.16 feet; thence proceed North 62° 43' 41" West for a distance of 80.62 feet; thence proceed North 53° 53' 42" West for a distance of 143.24 feet; thence proceed South 36° 06' 18" West for a distance of 25.0 feet; thence proceed South 53° 53' 42" East for a distance of 156.51 feet; thence proceed South 05° 28' 07" West for a distance of 453.55 feet to a point on the Northerly right-of-way of said Alabama Highway 70; thence proceed Northwesterly along the Northerly right-of-way of said road and along the curvature of a concave curve left having a delta angle of 00° 51' 46" and a radius of 2403.11 feet for a chord bearing and distance of North 88° 12' 14" West, 36.18 feet; thence proceed North 01° 34' 15" East for a distance of 10.0 feet to a 4" x 4" concrete monument; thence proceed North 88° 25' 45" West along the Northerly right-of-way of said road for a distance of 435.85 feet to its point of intersection with the West boundary of the Northwest one-fourth of the Northwest one-fourth of said Section 27; thence proceed North 00° 05' 06" West along the West boundary of said quarter-quarter section and along the West boundary of said Section 27 for a distance of 691.27 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth and the Southwest one-fourth of the Southwest one-fourth of Section 22, Township 21 South, Range 1 West and the Northwest one-fourth of the Northwest one-fourth and the Northeast one-fourth of the Northwest one-fourth, of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama and contains 84.35 acres.

EASEMENT A: (West of Mitchell Road):

ALSO SUBJECT TO AND GRANTED A 20 FOOT UTILITIY EASEMENT BEING 10 FEET IN EQUAL WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

Commence at a 2" open top pipe in place being the Northwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 88° 46' 02" East along the North boundary of Section 27, Township 21 South, Range 1 West and along the North boundary of the Northeast one-fourth of the Northwest one-fourth of said Section 27 for a distance of 262.0 feet to a point on the Westerly right-of-way of Mitchell Road; thence proceed South 37° 12' 25" East along the Westerly right-of-way of said road for a distance of 41.28 feet; thence proceed South 53° 09' 15" East along the Westerly right-of-way of said road for a distance of

100.69 feet to the P. C. of a concave curve right having a delta angle of $39^{\circ} 41' 14''$ and a radius of 250.0 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South $33^{\circ} 18' 38''$ East, 169.73 feet to the P. T. of said curve; thence proceed South $13^{\circ} 28' 01''$ East along the Westerly right-of-way of said road for a distance of 209.13 feet to the P. C. of a concave curve right having a delta angle of $36^{\circ} 24' 59''$ and a radius of 200.00 feet; thence proceed Southwesterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South $04^{\circ} 44' 29''$ West, 124.99 feet to the P. T. of said curve; thence proceed South $25^{\circ} 11' 26''$ West along the Westerly right-of-way of said road for a distance of 180.29 feet to the P. C. of a concave curve left having a delta angle of $36^{\circ} 23' 40''$ and a radius of 225.0 feet; thence proceed Southwesterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South $07^{\circ} 32' 31''$ West, 140.53 feet to the P. T. of said curve; thence proceed South $10^{\circ} 39' 19''$ East along the Westerly right-of-way of said road for a distance of 88.13 feet to the P. C. of a concave curve right having a delta angle of $18^{\circ} 13' 33''$ and a radius of 200.00 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South $01^{\circ} 32' 33''$ East, 63.35 feet to the P. T. of said curve; thence proceed South $07^{\circ} 34' 14''$ West along the Westerly right-of-way of said road for a distance of 97.56 feet to its point of intersection with the Northerly right-of-way of Alabama Highway 70; thence proceed North $68^{\circ} 51' 15''$ West along the Northerly right-of-way of said highway for a distance of 331.75 feet thence proceed North $21^{\circ} 08' 45''$ East for a distance of 400.00 feet; thence proceed North $12^{\circ} 14' 54''$ East for a distance of 130.42 feet; thence continue North $12^{\circ} 14' 54''$ East for a distance of 83.22 feet to the centerline of said utility easement. From this beginning point proceed South $87^{\circ} 12' 46''$ East along the centerline of said easement for a distance of 192.07 feet; thence proceed North $80^{\circ} 09' 37''$ East along the centerline of said easement for a distance of 20.47 feet to its point of intersection with the Westerly right-of-way of Mitchell Road and the termination of said easement.

EASEMENT B – (West of Mitchell Road)

ALSO SUBJECT TO AND GRANTED A 20 FOOT UTILITIY EASEMENT BEING 10 FEET IN EQUAL WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

Commence at a 2" open top pipe in place being the Northwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North $88^{\circ} 46' 02''$ East along the North boundary of Section 27, Township 21 South, Range 1 West and along the North boundary of the Northeast one-fourth of the Northwest one-fourth of said Section 27 for a distance of 262.0 feet to a point on the Westerly right-of-way of Mitchell Road; thence proceed South $37^{\circ} 12' 25''$ East along the Westerly right-of-way of said road for a distance of 41.28 feet; thence proceed South $53^{\circ} 09' 15''$ East along the Westerly right-of-way of said road for a distance of 100.69 feet to the P. C. of a concave curve right having a delta angle of $39^{\circ} 41' 14''$ and a radius of 250.0 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South $33^{\circ} 18' 38''$ East, 169.73 feet to the P. T. of said curve; thence proceed South $13^{\circ} 28' 01''$ East along the Westerly right-of-way of said road for a distance of 209.13 feet to the P. C. of a concave curve right having a delta angle of $36^{\circ} 24' 59''$ and a radius of 200.00 feet; thence proceed Southwesterly along the Westerly right-of-way of said road and along the

curvature of said curve for a chord bearing and distance of South 04° 44' 29" West, 124.99 feet to the P. T. of said curve; thence proceed South 25° 11' 26" West along the Westerly right-of-way of said road for a distance of 180.29 feet to the P. C. of a concave curve left having a delta angle of 36° 23' 40" and a radius of 225.0 feet; thence proceed Southwesterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 07° 32' 31" West, 140.53 feet to the P. T. of said curve; thence proceed South 10° 39' 19" East along the Westerly right-of-way of said road for a distance of 88.13 feet to the P. C. of a concave curve right having a delta angle of 18° 13' 33" and a radius of 200.00 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 01° 32' 33" East, 63.35 feet to the P. T. of said curve; thence proceed South 07° 34' 14" West along the Westerly right-of-way of said road for a distance of 97.56 feet to its point of intersection with the Northerly right-of-way of Alabama Highway 70; thence proceed North 68° 51' 15" West along the Northerly right-of-way of said highway for a distance of 331.75 feet thence proceed North 21° 08' 45" East for a distance of 400.00 feet; thence proceed North 12° 14' 54" East for a distance of 130.42 feet; thence continue North 12° 14' 54" East for a distance of 83.22 feet; thence continue North 12° 14' 54" East for a distance of 36.60 feet to the centerline of said utility easement. From this beginning point proceed South 88° 48' 03" East along the centerline of said easement for a distance of 152.72 feet; thence proceed North 76° 31' 59" East along the centerline of said easement for a distance of 40.39 feet to its point of intersection with the Westerly right-of-way of Mitchell Road and the termination of said easement.

EASEMENT NO. 1: (EAST SIDE OF MITCHELL ROAD -North of WATER TANK LOT)

ALSO SUBJECT TO AND GRANTED A 20 FOOT UTILITY EASEMENT BEING 10 FEET IN EQUAL WIDTH on each side of the following described line Commence at a 1" open top pipe in place being the Northeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 88° 39' 38" East :along the North boundary of the Northwest one-fourth of the Northeast one-fourth of said Section 27 for a distance of 230.33 feet to a ½" capped rebar in place; thence proceed South 00° 05' 17" West for a distance of 436.75 feet; thence proceed South 89° 57' 59" West for a distance of 15 feet to the centerline of said 20 foot utility easement, said point being the point of beginning of said 20 foot utility easement. From this beginning point continue South 89° 57' 59" West along the centerline of said 20 foot easement for a distance of 992.64 feet to its point of intersection with the Easterly right-of-way of Mitchell Road and the termination of said easement.

EASEMENT NO. 2: (ADJACENT TO EASTERLY PROPERTY LINE)

ALSO SUBJECT TO AND GRANTED: Commence at a 1" open top pipe in place being the Northeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 88° 39' 38" East along the North boundary of the Northwest one-fourth of the Northeast one-fourth of said Section 27 for a distance of 230.33 feet to a ½" capped rebar in place; thence proceed South 00° 05' 17" West for a distance of 436.75 feet; thence proceed South 89° 57' 59" West for a distance of 15 feet to the centerline of said 20 foot utility

easement, said point being the point of beginning of said 20 foot utility easement. From this beginning point proceed South 00° 05' 17" West along the centerline of said 20 foot utility easement for a distance of 516.71 feet; thence proceed South 22° 35' 17" West along the centerline of said easement for a distance of 62.79 feet; thence proceed South 02° 04' 21" East along the centerline of said easement for a distance of 283.05 feet to a point that is 10 feet North of the Northerly right-of-way of Alabama Highway 70 and the termination of said easement.

EASEMENT NO. 3

AND ALSO SUBJECT TO AND GRANTED A 10 FOOT UTILITY EASEMENT BEING 10 FEET IN EQUAL WIDTH South of the following described line, said easement being described as follows: Commence at a 1" open top pipe in place being the Northeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 88° 39' 38" East along the North boundary of the Northwest one-fourth of the Northeast one-fourth of said Section 27 for a distance of 230.33 feet to a ½" capped rebar in place; thence proceed South 00° 05' 17" West for a distance of 436.75 feet; thence proceed South 89° 57' 59" West for a distance of 15 feet to the centerline of a 20 foot utility easement; proceed South 00° 05' 17" West along the centerline of said 20 foot utility easement for a distance of 516.71 feet; thence proceed South 22° 35' 17" West along the centerline of said easement for a distance of 62.79 feet; thence proceed South 02° 04' 21" East along the centerline of said easement for a distance of 283.05 feet to a point that is 10 feet North of the Northerly right-of-way of Alabama Highway 70, said point being the point of beginning of a 10 foot easement being South of the following line; thence proceed North 88° 37' 15" West along the North boundary of said 10 foot easement for a distance of 427.04 feet; thence proceed North 83° 50' 07" West along the North boundary of said 10 foot easement for a distance of 198.54 feet to a point on the Northerly right-of-way of said Alabama Highway 70, said point being the point of beginning of a 20 foot easement being 20 feet in equal width and parallel to the Northerly right-of-way of Alabama Highway 70; thence proceed Northwesterly along the Northerly right-of-way of said road and along the curvature of a concave curve right having a delta angle of 09° 51' 12" and a radius of 1397.30 feet and along the Southerly boundary of a 20 foot easement for a chord bearing and distance of North 81° 09' 47" West, 240.0 feet; thence proceed South 17° 56' 52" West along the right-of-way of said road and along the Easterly boundary of said 20 foot utility easement for a distance of 3.43 feet; thence proceed Northwesterly along the Northerly right-of-way of said road and along the curvature of a concave curve right having a delta angle of 07° 22' 56" and a radius of 1402.30 feet and along the Southerly boundary of said 20 foot easement for a chord bearing and distance of North 72° 32' 43" West, 180.55 feet to its point of intersection with the Easterly right-of-way of Mitchell Road, said point being the point of beginning of a 20 foot easement being 20 feet in equal width and parallel to the Easterly right-of-way of Mitchell Road; thence proceed North 07° 34' 14" East along the Easterly right-of-way of said road and along the Westerly boundary of said 20 foot utility easement for a distance of 109.64 feet to the P. C. of a concave curve left having a delta angle of 18° 13' 33" and a radius of 250.0 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve and along the Westerly boundary of said 20 foot easement for a chord bearing and distance of North 01° 32' 33" West, 79.19 feet to the P. T. of said curve; thence proceed North 10° 39' 19" West along the Easterly right-of-way of said road and along the Westerly boundary of said 20 foot easement for a distance of 88.13 feet to the P. C. of a concave curve right having a delta angle of 36° 23' 40" and a

radius of 175.0 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve and along the Westerly boundary of said 20 foot easement for a chord bearing and distance of North 07° 32' 31" East, 109.30 feet to the P. T. of said curve; thence proceed North 25° 11' 26" East along the Easterly right-of-way of said road and along the Westerly boundary of said 20 foot easement for a distance of 180.29 feet to the P. C. of a concave curve left having a delta angle of 36° 51' 25" and a radius of 250.0 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve and along the Westerly boundary of said 20 foot easement for a chord bearing and distance of North 04° 59' 16" East, 158.06 feet to the P. T. of said curve, said point being the termination of said 20 foot utility easement.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
06/25/2021 11:28:14 AM
\$871.00 CHERRY
20210625000309410

Ann S. Byrd

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 Rentals, LLC
Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name TCG Saddlewood Trails, LLC
Mailing Address 100 Applegate Court
Pelham, AL 35124

Property Address See Exhibit A Legal Description
attached to Deed

Date of Sale 04/27/2021
Total Purchase Price \$ 828,000

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
☒ 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 4-27-21

Print OWNER/GRANTEE

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one