

20210824000412880
08/24/2021 02:41:47 PM
DEEDS 1/5

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

Send Tax Notice To:
Shelby County, AL
200 W College St
Columbiana, AL 35051

WARRANTY DEED

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

That in consideration of SIX MILLION TWO HUNDRED EIGHTY SEVEN THOUSAND EIGHT HUNDRED and 00/100 Dollars (\$6,287,800.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, HIGHPOINTE 41, LLC, an Alabama limited liability company, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto SHELBY COUNTY, ALABAMA, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

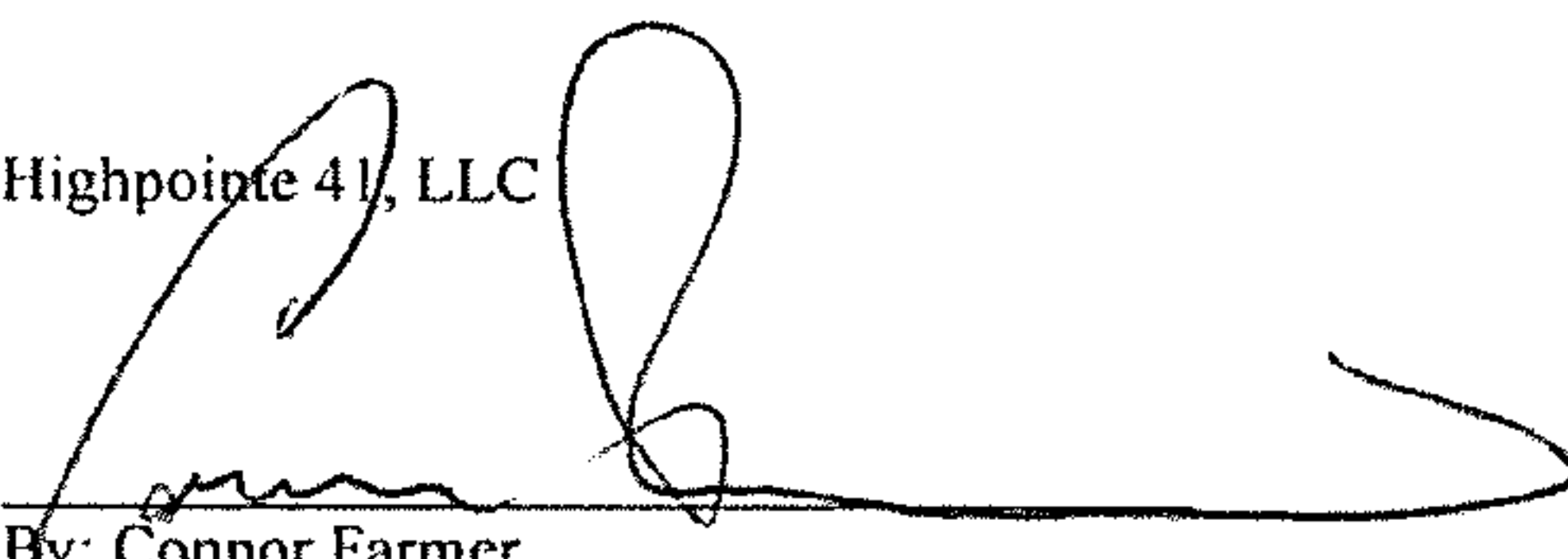
See Exhibit "A" – Legal Description

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 10th day of August, 2021.

Highpointe 41, 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 41, 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, 2021.


NOTARY PUBLIC

My Commission Expires 8/21/22

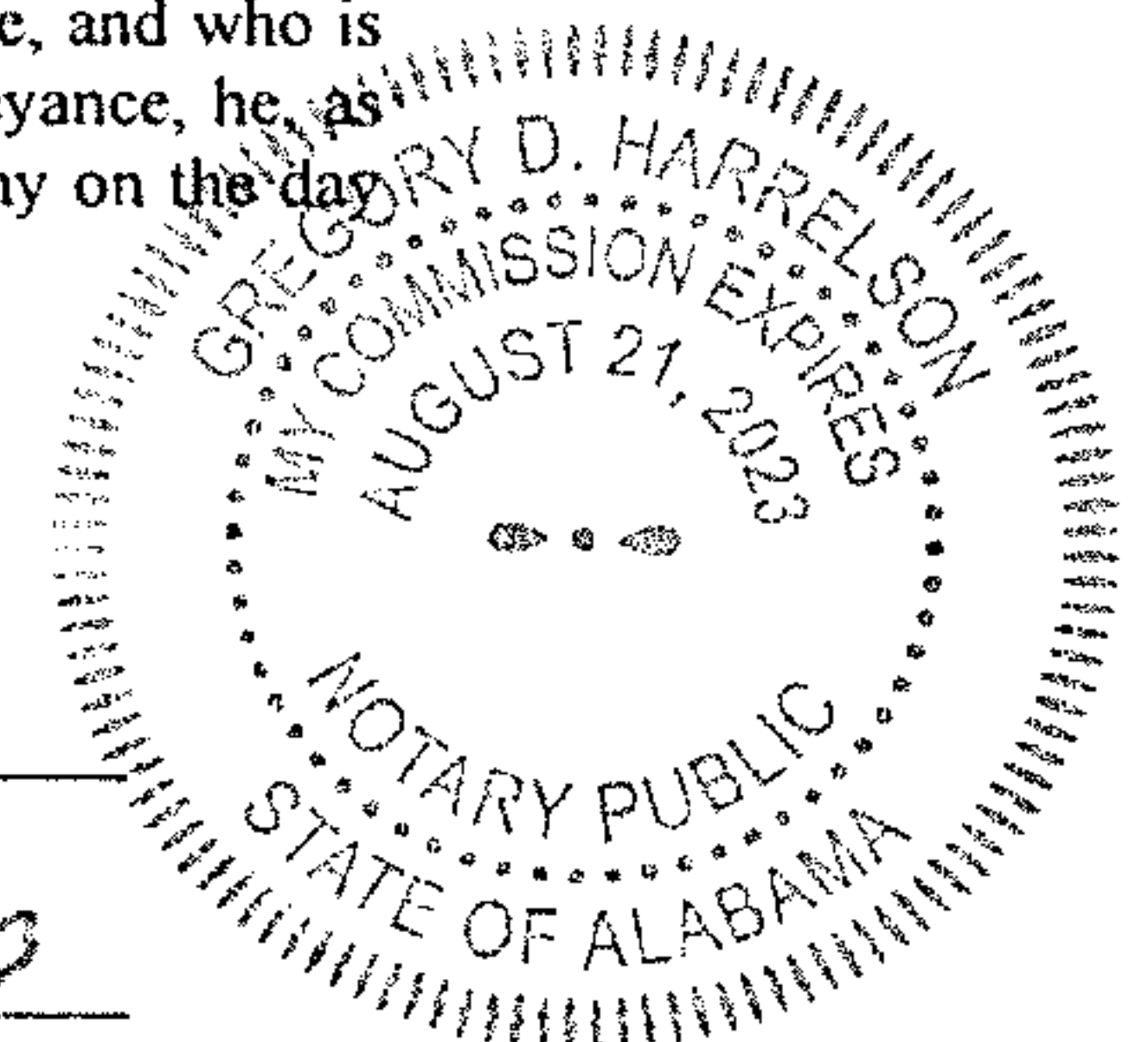


Exhibit "A"
Legal Description

Parcel 1:

A parcel of land situated in Section 10, Section 11, Section 15, and Section 16, all of Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest Corner of Section 11, Township 19 South, Range 1 West; from said Point of Commencement run North 88 degrees 27 minutes 00 seconds East along the North line of Section 11 for a distance of 445.81 feet to the POINT OF BEGINNING of the herein described parcel; From said Point of Beginning, run North 88 degrees 27 minutes 00 seconds East along said North line of Section 11 for 3,516.81 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 11; thence leaving said North line run South 00 degrees 13 minutes 46 seconds East along the East line of said quarter-quarter section for a distance of 1337.18 feet to the Northeast corner of the Southwest Quarter of the Northeast Quarter; thence run South 01 degrees 33 minutes 45 seconds East along the East line of said quarter-quarter section for a distance of 630.88 feet to the Northwest right of way line of County Road 43 (also known as Bear Creek Road, right of way width varies) and to a curve to the left having a central angle of 09 degrees 00 minutes 04 seconds, a radius of 5769.09 feet, and a chord bearing South 51 degrees 35 minutes 32 seconds West for a distance of 905.38 feet; thence run southwesterly along said Northwest right of way line and along the arc of said curve for a distance of 906.32 feet; thence run South 47 degrees 15 minutes 47 seconds West along said Northwest right of way line for a distance of 410.51 feet; thence run North 42 degrees 22 minutes 47 seconds West along said Northwest right of way line for a distance of 10.07 feet; thence run South 47 degrees 12 minutes 52 seconds West along said Northwest right of way line for a distance of 150.00 feet; thence run South 42 degrees 22 minutes 47 seconds East along said Northwest right of way line for a distance of 10.07 feet; thence run South 47 degrees 11 minutes 41 seconds West along said Northwest right of way line for a distance of 1009.93 feet to a curve to the left having a central angle of 01 degree 18 minutes 30 seconds, a radius of 5770.31 feet, and a chord bearing South 46 degrees 34 minutes 37 seconds West for a distance of 131.76 feet; thence run Southwesterly along said Northwest right of way line and along the arc of said curve for a distance of 131.77 feet to the Northeast line of a Less and Except parcel for Brasher Chapel Church and Cemetery described in Deed Book 189, Page 419 as recorded in the Office of the Judge of Probate of Shelby County, Alabama; thence leaving said Northwest right of way line run North 32 degrees 10 minutes 37 seconds West along said Northeast line for a distance of 355.69 feet; thence run South 37 degrees 15 minutes 53 seconds West along the Northwest line of said Less and Except for a distance of 422.11 feet; thence leaving said Less and Except parcel, run North 65 degrees 57 minutes 18 seconds West for a distance of 211.69 feet; thence run South 44 degrees 44 minutes 29 seconds West for a distance of 526.60 feet; thence run North 89 degrees 08 minutes 13 seconds West for a distance of 370.20 feet; thence run South 56 degrees 41 minutes 20 seconds West for a distance of 795.50 feet to the West line of the Southwest Quarter of Southwest Quarter of Section 11; thence run South 00 degrees 14 minutes 24 seconds West along said west quarter-quarter line for a distance of 811.20 feet to the Northeast Corner of Section 15, Township 19 South, Range 1 West; from said Northeast Corner of Section run North

86 degrees 58 minutes 39 seconds West along the locally accepted North line of Section 15 for a distance of 984.65 feet; thence leaving said locally accepted north line, run North 00 degrees 22 minutes 01 seconds West for a distance of 29.21 feet; thence run North 84 degrees 21 minutes 10 seconds West for a distance of 327.75 feet to the locally accepted west line of the Southeast Quarter of the Southeast Quarter of Section 10, Township 19 South, Range 1 West; thence run South 00 degrees 38 minutes 22 seconds West, along said locally accepted west line and along the locally accepted west line of the Northeast Quarter of the Northeast Quarter of Section 15, for a distance of 1,542.56 feet to the Southwest corner of said quarter-quarter section; thence run South 87 degrees 27 minutes 55 seconds West along the South line of the Northwest quarter of the Northeast Quarter, and along the North line of Mountain Oaks as recorded in Map Book 10, Page 74 in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 1252.84 feet (measured and plat), to the Northeast corner of the Southeast Quarter of Northwest Quarter of Section 15, Township 19 South, Range 1 West; thence run North 77 degrees 20 minutes 30 seconds West, for a distance of 772.69 feet; thence run North 24 degrees 00 minutes 30 seconds East for a distance of 2321.69 feet; thence run North 33 degrees 16 minutes 02 seconds East for a distance of 5204.54 feet, to the POINT OF BEGINNING.

Parcel 2:

A parcel of land situated in Section 10, Section 15, and Section 16, all of Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the Northeast corner of the Southeast Quarter of Northwest Quarter of Section 15, Township 19 South, Range 1 West; thence run South 01 degrees 26 minutes 28 seconds East along the East line of the Southeast Quarter of the Northwest Quarter of Section 15, and along the West line of Mountain Oaks, as recorded in Map Book 10, Page 74 in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 1364.30 feet to the Southeast corner of said quarter-quarter section; thence run North 88 degrees 55 minutes 47 seconds West along South line of said quarter-quarter for a distance of 1368.04 feet to the Southwest corner of the Southeast Quarter of Northwest Quarter of Section 15; thence run South 87 degrees 48 minutes 51 seconds West along the South line of the Southwest Quarter of the Northwest Quarter of Section 15 for a distance of 1308.94 feet; thence run South 88 degrees 22 minutes 56 seconds West along the South line of the Southeast Quarter of the Northeast Quarter of Section 16 for a distance of 1341.17 feet to the Southwest corner of the Southeast Quarter of said Northeast Quarter; thence run North 00 degrees 04 minutes 55 seconds East along the West line of the Southeast Quarter of the Northeast Quarter for a distance of 232.50 feet; thence leaving said West line run North 35 degrees 05 minutes 47 seconds East for a distance of 3987.24 feet; thence run South 58 degrees 29 minutes 06 seconds East for a distance of 225.10 feet; thence run North 32 degrees 37 minutes 02 seconds East for a distance of 594.50 feet; thence run North 32 degrees 37 minutes 02 seconds East for a distance of 1322.50 feet; thence run South 57 degrees 22 minutes 58 seconds East for a distance of 285.82 feet; thence run South 20 degrees 22 minutes 54 seconds West for a distance of 72.15 feet; thence run South 5 degrees 01 minutes 09 seconds East for a distance of 67.41 feet; thence run South 23 degrees 04

minutes 08 seconds East for a distance of 95.02 feet; thence run South 18 degrees 45 minutes 41 seconds East for a distance of 59.03 feet; thence run South 8 degrees 34 minutes 36 seconds East for 105.15 feet; thence run South 35 degrees 37 minutes 49 seconds East for a distance of 55.84 feet; thence run South 88 degrees 21 minutes 16 seconds East for a distance of 43.97 feet; thence run South 56 degrees 43 minutes 58 seconds East for a distance of 618.25 feet; thence run South 33 degrees 16 minutes 02 seconds West for a distance of 422.95 feet; thence run South 24 degrees 00 minutes 30 seconds West for a distance of 2321.69 feet; thence run South 77 degrees 20 minutes 30 seconds East for a distance of 772.69 feet to the Point of Beginning.

Parcel 3:

A parcel of land situated in the Northeast Quarter of Section 16 and the Southeast Quarter of Section 9, all in Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest Corner of the Southwest Quarter of Southwest Quarter of Section 10, Township 19 South, Range 1 West; thence run North 89 degrees 37 minutes 41 seconds East along the North line of said Southwest Quarter of Southwest Quarter for a distance of 1,322.27 feet to the locally accepted Northeast corner of said quarter-quarter section; thence leaving said North line run South 57 degrees 29 minutes 31 seconds East for a distance of 208.50 feet; thence run South 32 degrees 37 minutes 02 seconds West for a distance of 594.50 feet; thence run North 58 degrees 29 minutes 06 Seconds West for a distance of 225.10 feet; thence run South 35 degrees 05 minutes 47 seconds West for a distance of 3987.24 feet to the locally accepted West line of the Southeast Quarter of the Northeast Quarter of Section 16; thence run North 00 degrees 04 minutes 55 seconds East along the West line of said Northeast Quarter for a distance of 1754.88 feet more or less to an intersection of said West line with the centerline of Ivy Branch and to the POINT OF BEGINNING; thence continue North 00 degrees 04 minutes 55 seconds East along said West line for a distance of 568.00 feet more or less to the Southeast right of way line for Shelby County Highway No. 41 (Also known as Dunnavant Valley Road, right of way width varies); thence leaving said West line run North 31 degrees 32 minutes 07 seconds East along said Southeast right of way line for a distance of 1322.88 feet; thence leaving said Southeast right of way line run South 35 degrees 49 minutes 11 seconds East for a distance of 321.00 feet; thence run in a Southerly direction for a distance of 215 feet more or less to the northernmost point of an existing pond; thence run in an easterly, southerly, and southwesterly direction along the Eastern margin of said pond to an intersection with the aforementioned Ivy Branch; thence leaving said Eastern margin run in a southwesterly direction along said Ivy Branch for a linear distance of 1130 feet more or less to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/24/2021 02:41:47 PM
\$35.00 BRITTANI
20210824000412880

20210824000412880 08/24/2021 02:41:47 PM DEEDS 5/5

Alex S. Bayl

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

Grantee's Name Shelby County, Alabama
Mailing Address 200 W College St
Columbiana, AL 35051

Property Address See Legal Description
attached to Deed
N/A

Date of Sale _____
Total Purchase Price \$ 6,287,800.00
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
☒ 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 8/6/2021

Print *[Signature]*

Unattested _____
(verified by)

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