

20210825000414870
08/25/2021 02:32:38 PM
DEEDS 1/4

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

Send Tax Notice To:
Newcastle Development, LLC
121 Bishop Circle
Pelham, AL 35124

WARRANTY DEED

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

That in consideration of TWO MILLION SEVEN HUNDRED THIRTY THOUSAND and 00/100 Dollars (\$2,730,000.00) 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 Newcastle Development, LLC, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" – Legal Description

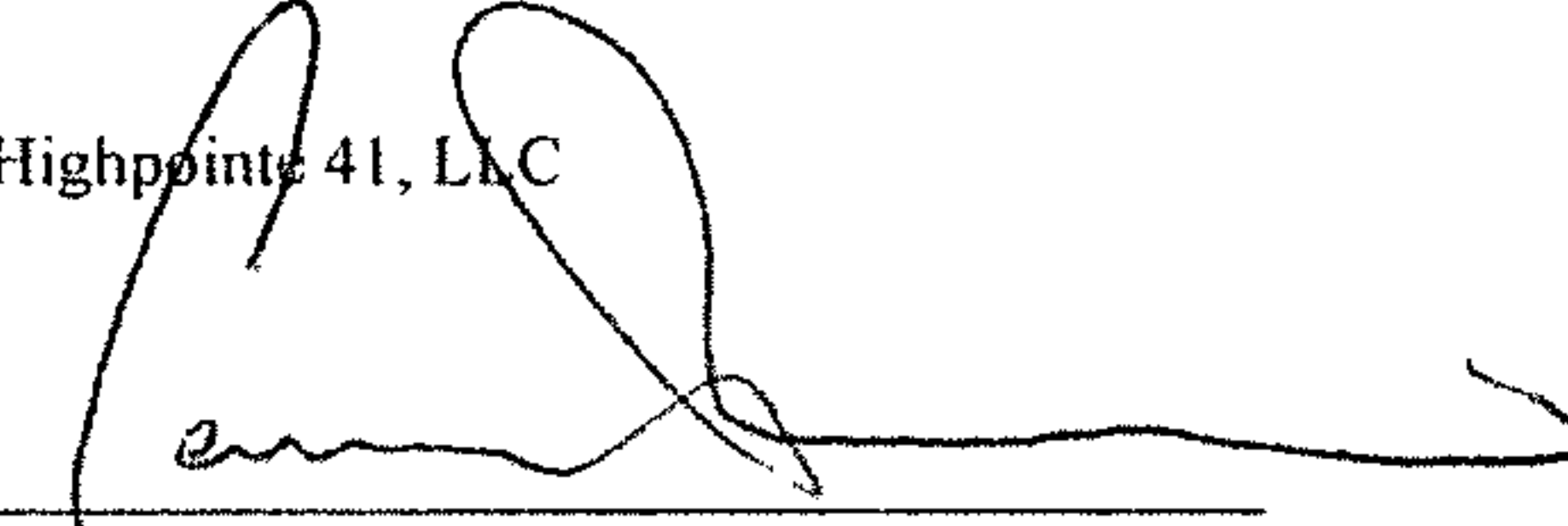
Subject to: (1) Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning 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 6th 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 8/21/23

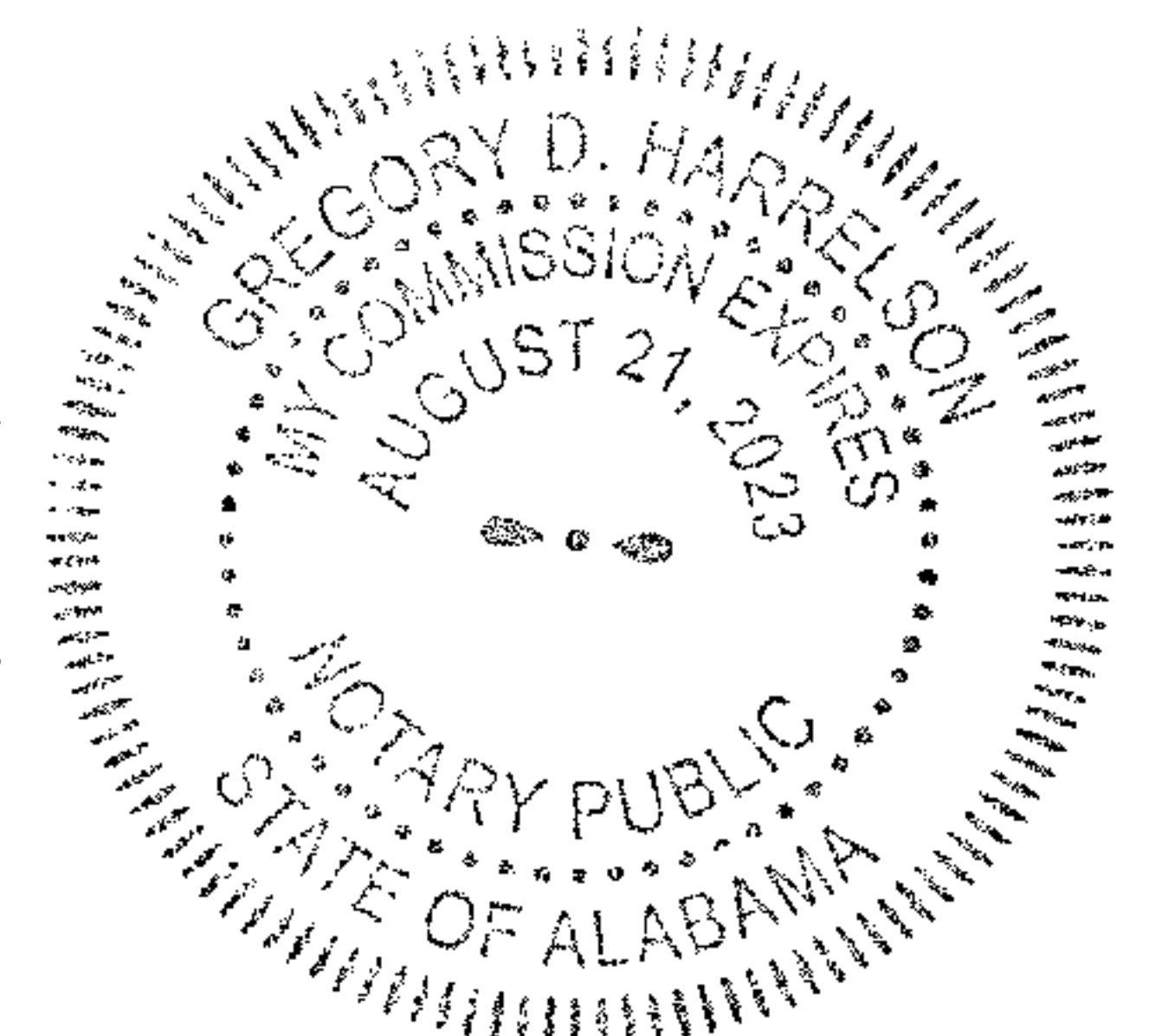


Exhibit "A"
Legal Description

Legal Description for Parcel A1

A parcel of land situated in the Northeast Quarter of Section 16, the Northwest Quarter of Section 15, the Southeast Quarter of Section 9, and the Southwest Quarter of Section 10, all in Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Begin 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 2322.88 feet to the Southeast right of way line for Shelby County Highway No. 41 (Also known as Dunnivant 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 1726.88 feet; thence leaving said Southeast right of way line run North 86 degrees 14 minutes 56 seconds East for a distance of 112.05 feet; thence run South 47 degrees 30 minutes 57 seconds West for a distance of 315.80 feet; thence run South 42 degrees 30 minutes 03 seconds East for a distance of 327.46 feet; thence run North 47 degrees 32 minutes 02 seconds East for a distance of 290.36 feet; thence run North 21 degrees 04 minutes 56 seconds West for a distance of 219.40 feet to the locally accepted north line of the Southeast Quarter of the Southeast Quarter of Section 9; thence run North 89 degrees 36 minutes 57 seconds East along said North line for a distance of 165.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT All that property described as Parcel A2 as follows:

Legal Description for Parcel A2

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
 08/25/2021 02:32:38 PM
 \$349.50 CHERRY
 20210825000414870

F *Allen S. Byrd*

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 Newcastle Development, LLC
 Mailing Address 121 Bishop Circle
Pelham, AL 35124

Property Address See Legal Description
attached to Deed

Date of Sale 08/06/2021
 Total Purchase Price \$ 2,730,000.00

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 8/6/2021

Print

Donna Farmer

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one