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11/05/2021 02:18:24 PM  
DEEDS 1/5

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

Send Tax Notice To:  
Patrick Ray  
Jonica Ray  
1016 Kingston Road  
Chelsea, AL 35043

**WARRANTY DEED**

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

That in consideration of THREE HUNDRED FIFTEEN THOUSAND and 00/100 DOLLARS (\$315,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, HIGHPOINTE PARTNERS, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto PATRICK RAY and JONICA RAY, husband and wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion 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, 2022 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions; (5) Declaration of Protective Deed Restrictions for Branch Side Estates attached hereto as Exhibit "B".

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its duly authorized member, has hereunto set its hand and seal this the 7th day of October, 2021.


Highpointe Partners, LLC

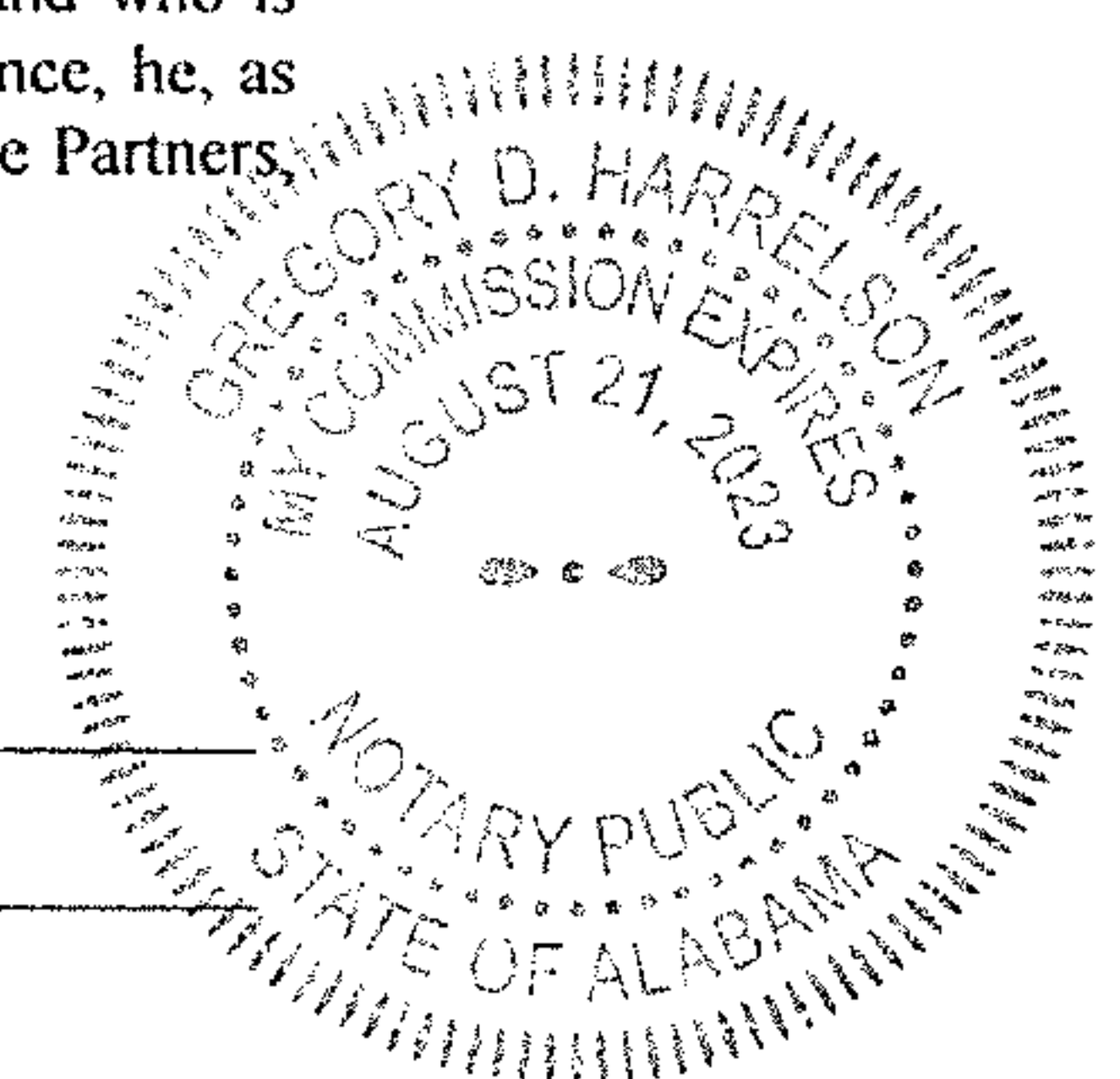
  
By: Wes Davis  
Its: Member

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wes Davis, whose names as Member of Highpointe Partners, 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 Highpointe Partners, LLC on the day the same bears date.

Given under my hand and official seal, this the 7th day of October, 2021.

  
NOTARY PUBLIC  
My Commission Expires 8/21/23



**EXHIBIT "A"**

**Legal Description:**

Commence at a 5/8" rebar in place being the Southeast corner of the Northwest one-fourth of the Southeast one-fourth of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama; thence proceed North 00° 58' 28" West along the East boundary of said quarter-quarter section for a distance of 485.14 feet to a 1/2" rebar in place being a point on the centerline of a 50 foot proposed ingress and egress easement, said point also being the point of beginning. From this beginning point thence proceed North 56° 42' 51" West along the centerline of said 50 foot proposed ingress and egress easement and along the centerline of an existing gravel drive for a distance of 12.52 feet; thence proceed North 63° 29' 21" West along the centerline of said 50 foot proposed ingress and egress easement and along the centerline of an existing gravel drive for a distance of 374.25 feet; thence proceed North 59° 18' 21" West along the centerline of said 50 foot proposed ingress and egress easement and along the centerline of an existing gravel drive for a distance of 121.07 feet; thence proceed North 78° 19' 36" West along the centerline of said 50 foot proposed ingress and egress easement and along the centerline of an existing gravel drive for a distance of 67.90 feet; thence proceed South 74° 05' 29" West along the centerline of said 50 foot proposed ingress and egress easement and along the centerline of an existing gravel drive for a distance of 197.88 feet; thence proceed North 82° 11' 26" West along the centerline of said 50 foot proposed ingress and egress easement and along the centerline of an existing gravel drive for a distance of 96.09 feet; thence proceed North 73° 52' 06" West along the centerline of said 50 foot proposed ingress and egress easement and along the centerline of an existing gravel drive for a distance of 186.25 feet to a 1/2" rebar in place (PLS #4848), said point being located on the Southeasterly right-of-way of Shelby County Road No. 51; thence proceed North 54° 12' 15" East along the right-of-way of said road for a distance of 309.83 feet to the P. C. of a concave curve left having a delta angle of 54° 18' 25" and a radius of 400.69 feet; thence proceed Northeasterly along the right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 27° 03' 02" East, 365.73 feet to the P. T. of said curve;

thence proceed North 00° 06' 11" West along the right-of-way of said road for a distance of 210.34 feet; to the P. C. of a concave curve right having a delta angle of 52° 44' 20" and a radius of 91.12 feet; thence proceed Northeasterly along the right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 26° 15' 59" East, 80.94 feet to the P. T. of said curve; thence proceed North 52° 38' 08" East along the right-of-way of said road for a distance of 73.44 feet to the P. C. of a concave curve right having a delta angle of 37° 28' 07" and a radius of 372.80 feet; thence proceed Northeasterly along the right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 71° 22' 11" East, 239.47 feet to the P. T. of said curve; thence proceed South 89° 53' 49" East along the Southeasterly right-of-way of said road for a distance of 134.16 feet to the P. C. of a concave curve right having a delta angle of 16° 52' 56" and a radius of



1038.16 feet; thence proceed Southeasterly along the right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 81° 27' 21" East, 304.79 feet to the P. T. of said curve; thence proceed South 73° 00' 53" East along the right-of-way of said road for a distance of 53.08 feet to the P. C. of a concave curve left having a delta angle of 07° 11' 31" and a radius of 835.62 feet; thence proceed Southeasterly along the right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 76° 36' 38" East, 104.82 feet to the P. T. of said curve; thence proceed South 80° 12' 24" East along the right-of-way of said road for a distance of 145.03 feet to the P. C. of a concave right having a delta angle of 38° 49' 21" and a radius of 243.79 feet; thence proceed Southeasterly along the right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 60° 47' 43" East, 162.04 feet to the P. T. of said curve; thence proceed South 41° 23' 03" East along the curvature of said curve for a distance of 168.31 feet to the P.C. of a concave curve left having a delta angle of 54° 12' 00" and a radius of 196.33 feet; thence proceed Southeasterly along the right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 68° 29' 03" East, 178.88 feet to the P. T. of said curve; thence proceed North 84° 24' 58" East along the right-of-way of said road for a distance of 125.70 feet to the P. C. of a concave curve right having a delta angle of 24° 07' 57" and a radius of 76.89 feet; thence proceed Southeasterly along the right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 83° 31' 03" East, 32.15 feet to the P. T. of said curve; thence proceed South 71° 26' 24" East along the Southerly right-of-way of said Shelby County Road No. 51 for a distance of 26.40 feet to the centerline of Yellowleaf Creek; thence proceed South 19° 26' 02" West along the centerline of said creek for a distance of 423.00 feet; thence proceed South 06° 10' 33" West along the centerline of said creek for a distance of 388.24 feet; thence proceed North 89° 44' 24" West for a distance of 908.08 feet; thence proceed South 00° 58' 28" East for a distance of 9.47 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southeast one-fourth, the Southwest one-fourth of the Northeast one-fourth, the Southeast one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama.

According to my survey by Christopher M. Ray, Ala. Reg. No. 26017 dated the 5<sup>th</sup> day of October, 2021.

**Exhibit "B"**

**Declaration of Protective Deed Restrictions for Branch Side Estates  
A Residential Subdivision**

- A. No mobile or manufactured homes shall be allowed on any lot.
- B. Minimum floor area shall be 2,000 square feet living area for a one-story residence and 2,500 square feet for a one-half story.
- C. No boats, trailers, or recreational vehicles may be parked in any location that can be seen from the road for a period in excess of 48 hours, provided boats and recreational vehicles and like may be stored indefinitely if they are stored in such a manner that they are incapable of being seen by another lot or home site.
- D. Any lot owner intending to install a fence along the Hwy 51 frontage portion of the lot must construct a four-rail split fence using square posts and 2"x 6" slats with a black finish, in order to maintain uniformity along the roadway.

**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 Partners LLC  
 Mailing Address 120 Bishop Circle  
Pelham, AL 35124

Grantee's Name Patrick Ray  
 Mailing Address Jonica Ray  
1016 Kingston Rd  
Chelsea, AL 35043

Property Address N/A

Date of Sale 10/26/2021  
 Total Purchase Price \$ 315,000.00

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  
☒ 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 10/7/2021

Print Wes Davis

Sign [Signature]

Unattested

(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  
 11/05/2021 02:18:24 PM  
 \$349.00 CHERRY  
 20211105000537600

*Allen S. Bayl*