

This Instrument was Prepared by:  
  
Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
  
File No.: MV-22-28000

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 the sum of **Three Hundred Thirty Thousand Dollars and No Cents (\$330,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jeffrey C. Cates, a married man, as to an undivided one-half interest and James M. "Jae" Cates, a single man, as to an undivided one-half interest** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Highpointe Partners, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

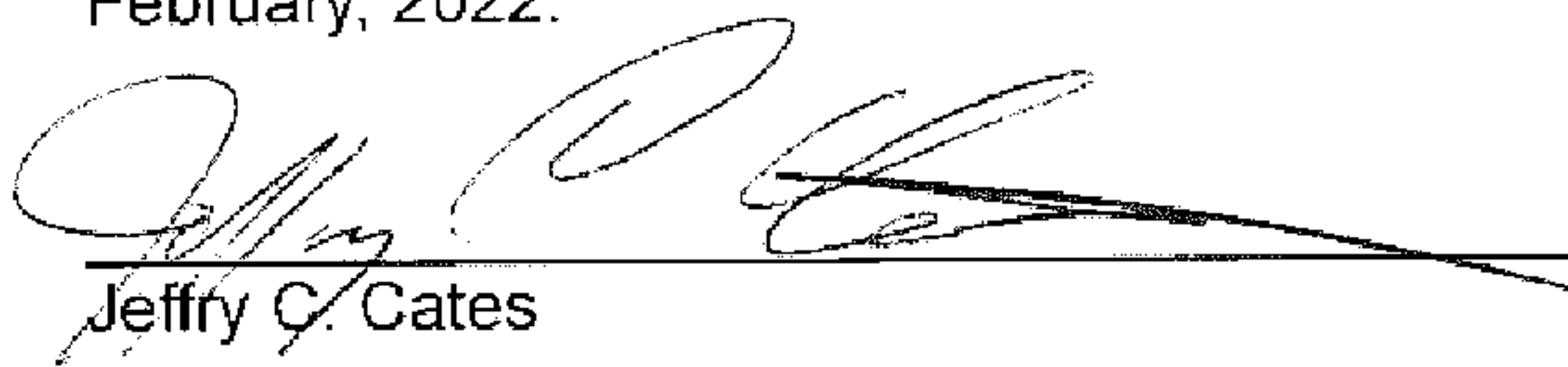
Property constitutes no part of the homestead of the Grantors herein or their spouses, if any.

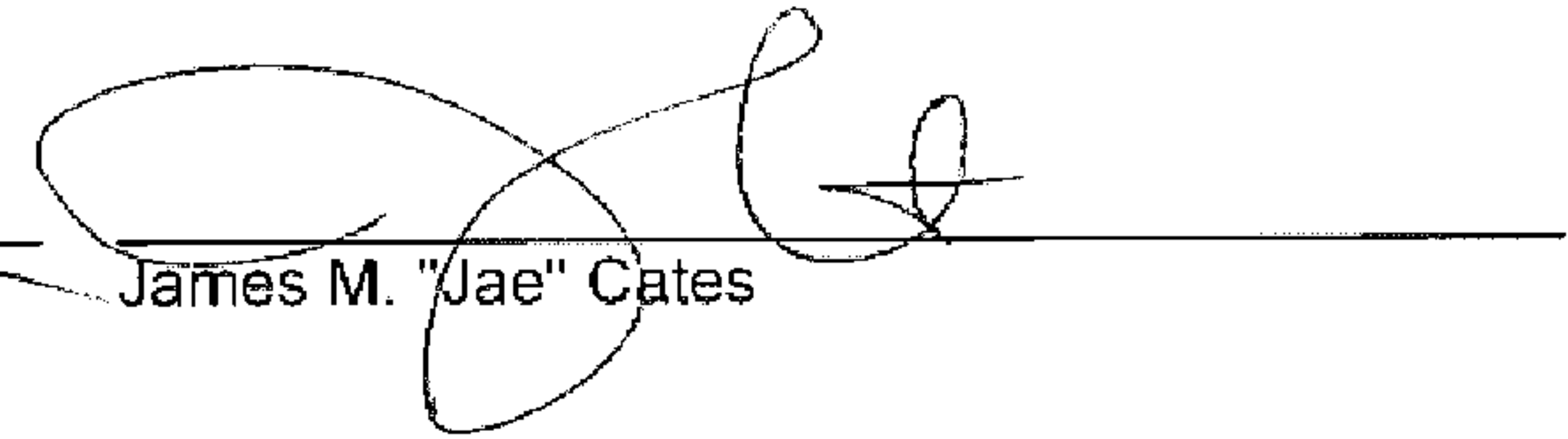
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of February, 2022.

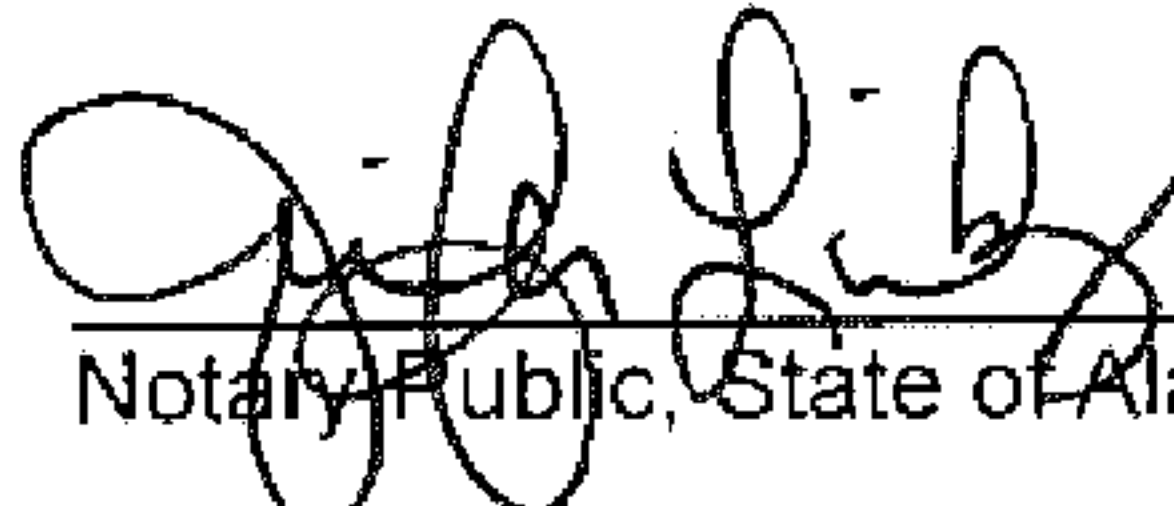
  
Jeffrey C. Cates

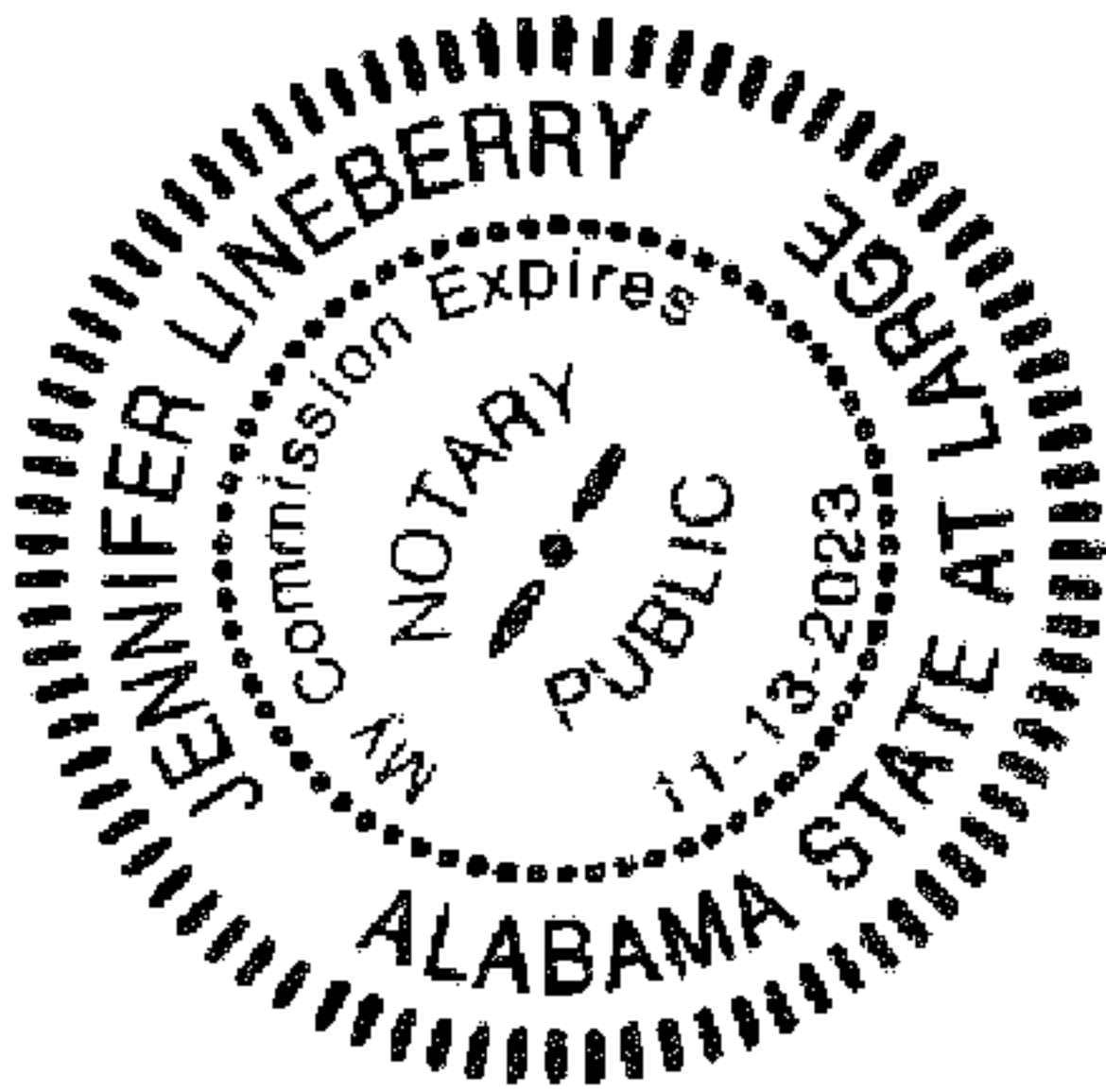
  
James M. "Jae" Cates

State of Alabama  
County of Shelby

I, Jennifer Lineberry, a Notary Public in and for the said County in said State, hereby certify that Jeffrey C. Cates and James M. "Jae" Cates, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of February, 2022.

  
Notary Public, State of Alabama  
My Commission Expires: 11-13-2023



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The NE 1/4 of NW 1/4, Section 18, Township 21 South, Range 1 East, lying Southeast of Alabama Highway 25. Less and except that portion previously conveyed to Gary Michael Davis and Gail Elaine Davis, by deed recorded in Instrument #20120216000056780, in Probate Office.  
The South Half of the NW 1/4, lying Southeast of Alabama Highway 25; and the NE 1/4 of SW 1/4, all in Section 18, Township 21 South, Range 1 East, Shelby County, Alabama.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Jeffry C. Cates James M. "Jae" Cates	Grantee's Name	Highpointe Partners, LLC
Mailing Address	<u>124 Washboard Rd</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>120 Bishop Circle</u> <u>Pelham, AL 35124</u>
Property Address	<u>0 Hwy 25</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>February 09, 2022</u>
		Total Purchase Price	<u>\$330,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>    </u> Bill of Sale	<u>    </u> Appraisal
<u>XX</u> Sales Contract	<u>    </u> Other
<u>    </u> 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 of 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 February 08, 2022

Print Jeffry C. Cates

     Unattested

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

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/09/2022 12:49:08 PM  
\$358.00 BRITTANI  
20220209000058380

Form RT-1

*Allen S. Britt*