

20220808000308680
08/08/2022 12:47:14 PM
DEEDS 1/2

This Document Prepared By:
Gregory D. Harrelson, Esq.
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

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 Thirty Six Thousand and 00/100 Dollars (\$36,000.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Vicki Lynn Nelson, a single woman (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Highpointe Partners, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

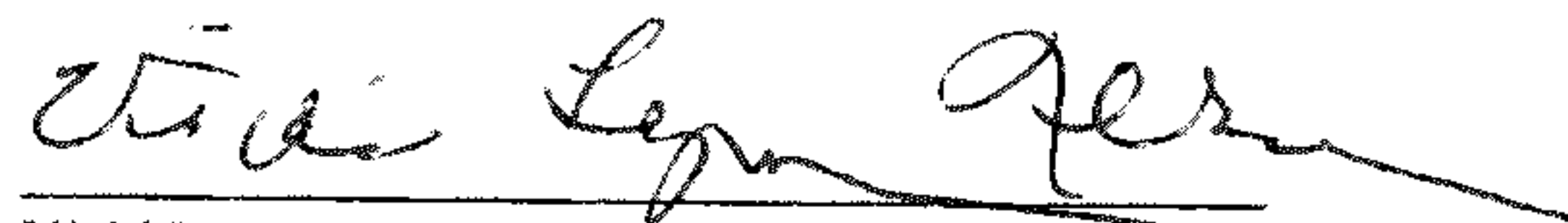
Commence at the SE corner of Section 1, Township 21 South, Range 2 West, and run in a Westerly direction along the South line of said Section for 440.52 feet to the point of beginning; thence continue along the last stated course for 220.26 feet to a point; thence 88 deg. 17 min. 16 sec. to the right in a Northerly direction for 1330.22 feet to a point; thence 91 deg. 47 min. 52 sec. to the right in an Easterly direction for 220.10 feet to a point; thence 88 deg. 11 min. 41 sec. to the right in a Southerly direction for 1329.90 feet to the point of beginning.

Subject to:

1. Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
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 herself and for her heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs, executors and administrators 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, I hereunto set my hand and seal on this the 25th day of July, 2022.


Vicki Lynn Nelson

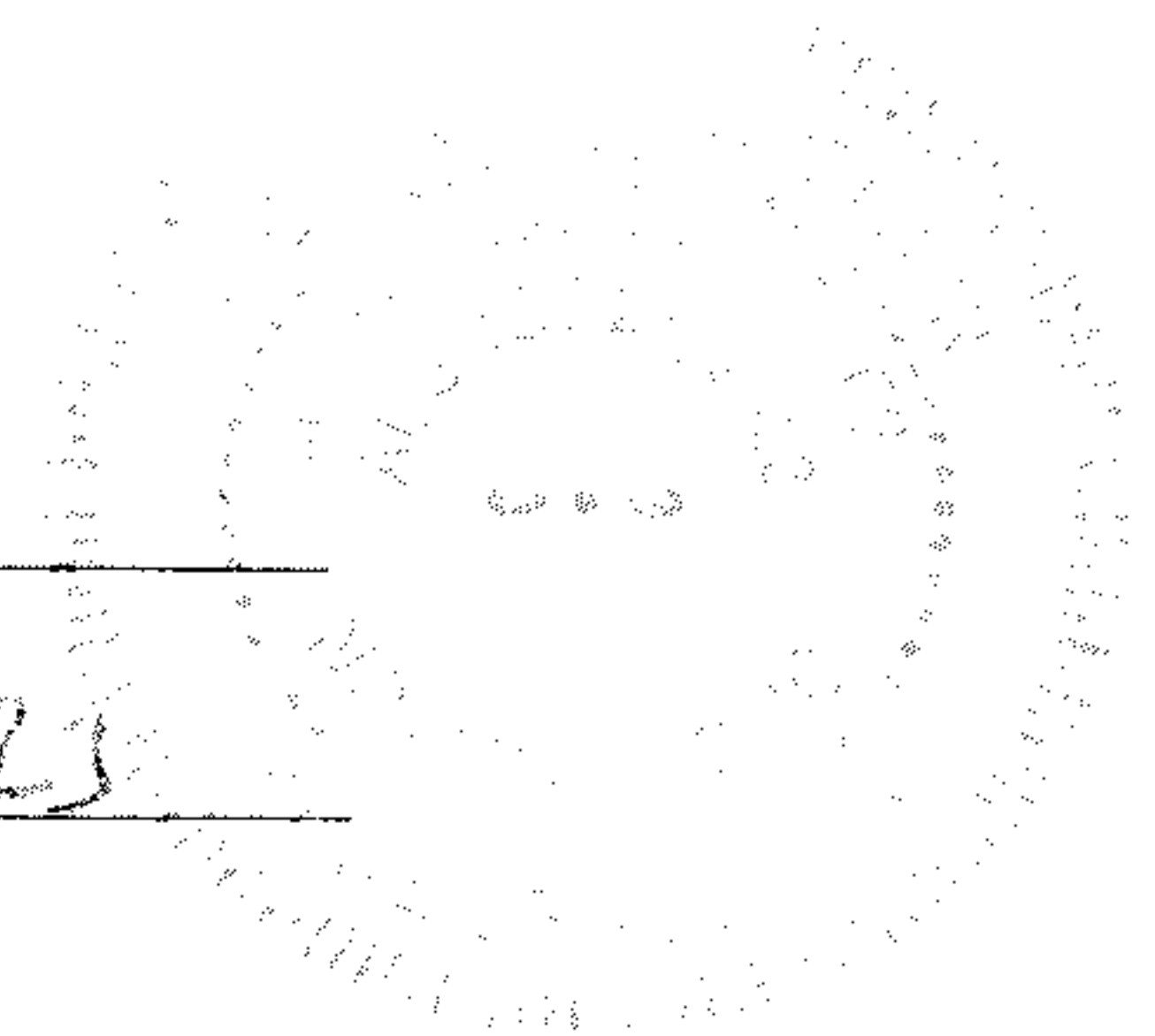
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Vicki Lynn Nelson, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of July, 2022.


NOTARY PUBLIC

My Commission Expires: 8/21/23



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

Grantor's Name Vicki Lynn Nelson
 Mailing Address 2468 Regent Lane
 Birmingham, AL 35226

Grantee's Name Highpointe Partners LLC
 Mailing Address 120 Bishop Circle
 Pelham, AL 35124

Property Address N/A

Date of Sale 07/25/2022

Total Purchase Price \$ 36,000

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

☐ 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 7-25-22

Print Wes Davis

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/08/2022 12:47:14 PM
 \$61.00 BRITTANI
 20220808000308680

Form RT-1

Alvin S. Byrd