

20221012000387020
10/12/2022 11:56:40 AM
DEEDS 1/4

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:
Jon Seale
2013 Springhill Court
Birmingham, AL 35242

WARRANTY DEED

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

That in consideration of SEVEN HUNDRED SEVENTY FIVE THOUSAND and 00/100 DOLLARS (\$775,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE 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 JON SEALE (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXGHIBIT "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.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, his 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 Grantee, his 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 27th day of September, 2022.

Highpointe Partners, 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 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 Highpointe Partners, LLC on the day the same bears date.

Given under my hand and official seal, this the 27th day of September, 2022.


NOTARY PUBLIC
My Commission Expires 8/21/23

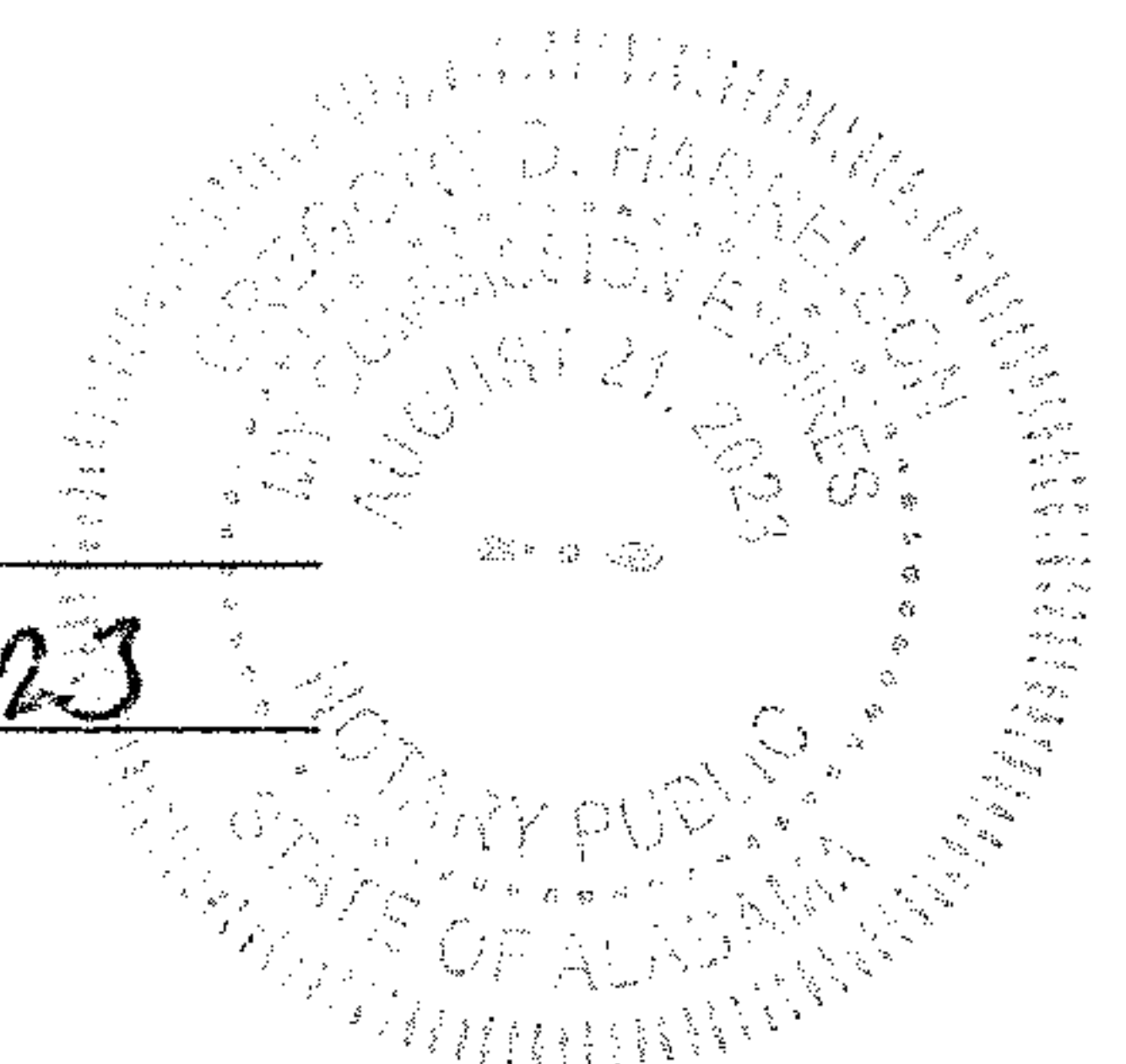


EXHIBIT "A"

Legal Description:

Commence at a 4" x 4" concrete monument being the Northwest corner of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 88° 11' 27" East along the North boundary of said Section 23 for a distance of 660.59 feet to a 4" x 4" concrete monument in place, said point being the point of beginning. From this beginning point proceed North 88° 12' 00" East along the North boundary of said Section 23, which is also the North boundary of the Northwest one-fourth of the Northwest one-fourth for a distance of 663.10 feet to a railroad rail in place being the Northeast corner of said quarter-quarter section; thence proceed South 00° 06' 04" West along the East boundary of said quarter-quarter section and along a yellow painted line for a distance of 1349.88 feet to a 2" pipe in place, said point being the Southeast corner of said quarter-quarter section; thence proceed South 89° 04' 29" West along the South boundary of said quarter-quarter section for a distance of 1318.04 feet (set ½" rebar CA-0114-LS), said point being the Southwest corner of Northwest one-fourth of the Northwest one-fourth of said Section 23 and also being the Southeast corner of the Northeast one-fourth of the Northeast one-fourth of Section 22, Township 21 South, Range 1 West; thence proceed South 88° 45' 24" West along the South boundary of said Northeast one-fourth of the Northeast one-fourth of Section 22 for a distance of 388.48 feet (set ½" rebar CA-0114-LS), said point being located on the Easterly right-of-way of Joiner Town Road; thence proceed North 25° 56' 00" West along the Easterly right-of-way of said road for a distance of 656.30 feet to its point of intersection with the Easterly right-of-way of Rocky Ridge Road; thence proceed North 25° 51' 57" East along the Easterly right-of-way of Rocky Ridge Road for a distance of 98.02 feet; thence proceed North 17° 49' 40" East along the Easterly right-of-way of said road for a distance of 50.60 feet; thence proceed North 10° 55' 48" East along the Easterly right-of-way of said road for a distance of 50.33 feet; thence proceed North 05° 31' 19" East along the Easterly right-of-way of said road for a distance of 58.81 feet to the P. C. of a concave curve left having an arc length of 307.58 feet and a radius of 1629.40 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 01° 57' 26" West, 307.12 feet to the P. T. of said curve; thence proceed North 07° 21' 54" West along the Easterly right-of-way of said road for a distance of 438.36 feet to the P. C. of a concave curve right having an arc length of 303.91 feet and a radius of 684.12 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 05° 21' 41" East, 301.41 feet to the P. T. of said curve; thence proceed North 18° 05' 15" East along the Easterly right-of-way of said road for a distance of 152.52 feet to the P. C. of a concave curve left having an arc length of 373.66 feet and a radius of 1031.30 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 07° 42' 29" East, 371.62 feet to the P. T. of said curve; thence proceed North 02° 40' 18" West along the Easterly right-of-way of said road for a distance of 85.18 feet to the P. C. of a concave curve right having an arc length of 176.46 feet and a radius of 754.66 feet; thence proceed

Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 04° 01' 37" East, 176.06 feet to a capped rebar in place (RYS), said point being located on the North boundary of the Southeast one-fourth of the Southeast one-fourth of Section 15, Township 21 South, Range 1 West; thence proceed North 88° 24' 57" East along the North boundary of said Southeast one-fourth of the Southeast one-fourth of said Section 15 and along a yellow painted line for a distance of 434.07 feet to a capped rebar in place (RYS); thence proceed North 88° 22' 20" East along the North boundary of said Southeast one-fourth of the Southeast one-fourth of Section 15 and along the North boundary of the Southwest one-fourth of the Southwest one-fourth of Section 14, Township 21 South, Range 1 West and along a yellow painted line for a distance of 407.33 feet to a 2" pipe in place; thence proceed North 88° 47' 43" East along the North boundary of said Southwest one-fourth of the Southwest one-fourth of said Section 14 for a distance of 32.70 feet to a ½" rebar in place; thence proceed North 87° 36' 57" East along the North boundary of said quarter-quarter section and along a yellow painted line for a distance of 314.44 feet to a 4" x 4" concrete monument in place being the Northeast corner of the West one-half of said Southwest one-fourth of the Southwest one-fourth; thence proceed South 00° 12' 41" East along the East boundary of said West one-half of said quarter-quarter section and along a yellow painted line for a distance of 299.94 feet to a capped rebar in place (PLS #4848); thence proceed South 00° 11' 06" East along the East boundary of said West one-half of said quarter-quarter section and along a yellow painted line for a distance of 1028.92 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth of Section 23; the Northeast one-fourth of the Northeast one-fourth of Section 22; the Southeast one-fourth of the Southeast one-fourth of Section 15 and the Southwest one-fourth of the Southwest one-fourth of Section 14, all being in Township 21 South, Range 1 West, 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 Highpointe Partners LLC
 Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name Jon Seale
 Mailing Address 2013 Springhill Court
Birmingham, AL 35242

Property Address N/A

Date of Sale 09/27/2022

Total Purchase Price \$ 775,000

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/12/2022 11:56:40 AM
 \$806.00 JOANN
 20221012000387020

Allen S. Byrd

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 9-27-22

Print Connor Farmer

Unattested _____

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1