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03/24/2023 10:51:25 AM
DEEDS 1/4

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

Send Tax Notice to:
George Travis Owens
7317 Joiner Town Rd
Columbiana, AL 35051

Purchase Money Mortgage

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Twenty Thousand & 00/100 dollars (\$420,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Highpointe Partners, LLC, an Alabama limited liability company (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto George Travis Owens (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit "A" attached hereto and incorporated herein

Subject to:

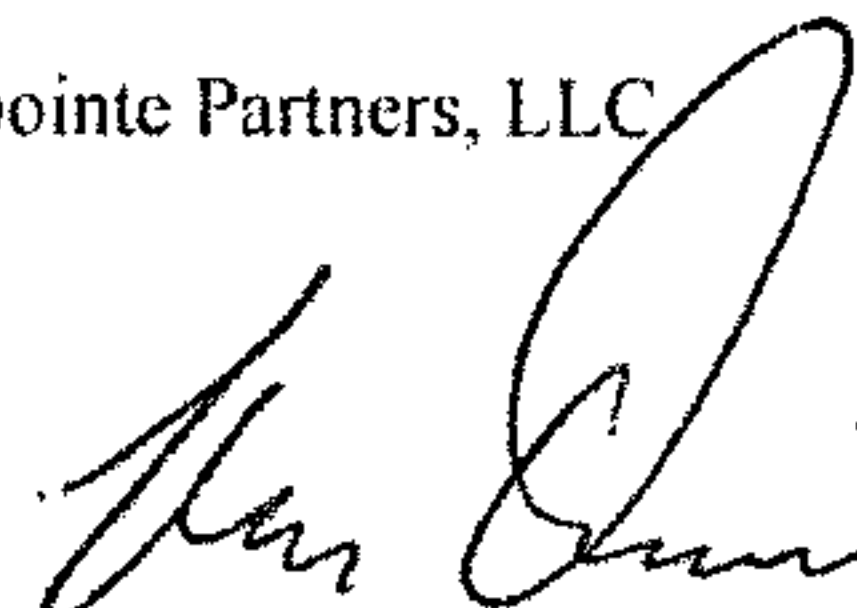
1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Title to any portion of the land lying within any roadways;
5. Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

And the Grantor hereby covenants with said Grantee 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 and lawful authority to sell and convey the same as aforesaid; that said Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

IN WITNESS WHEREOF, the said Grantor, by its member who is duly authorized to execute this conveyance, has hereto set his signature and seal this the 24th day of March 2023.

Highpointe Partners, LLC

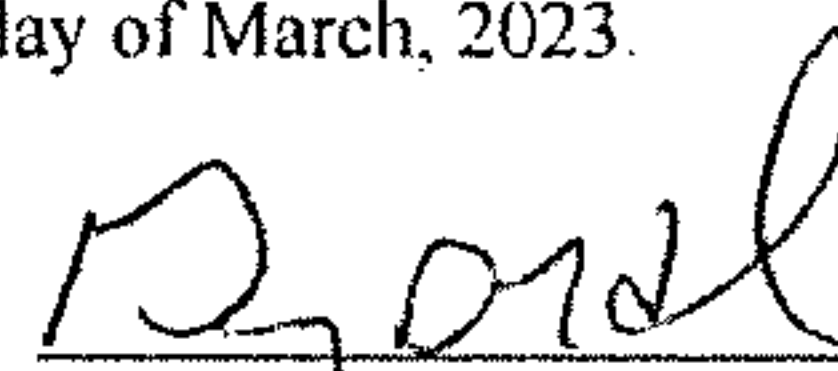
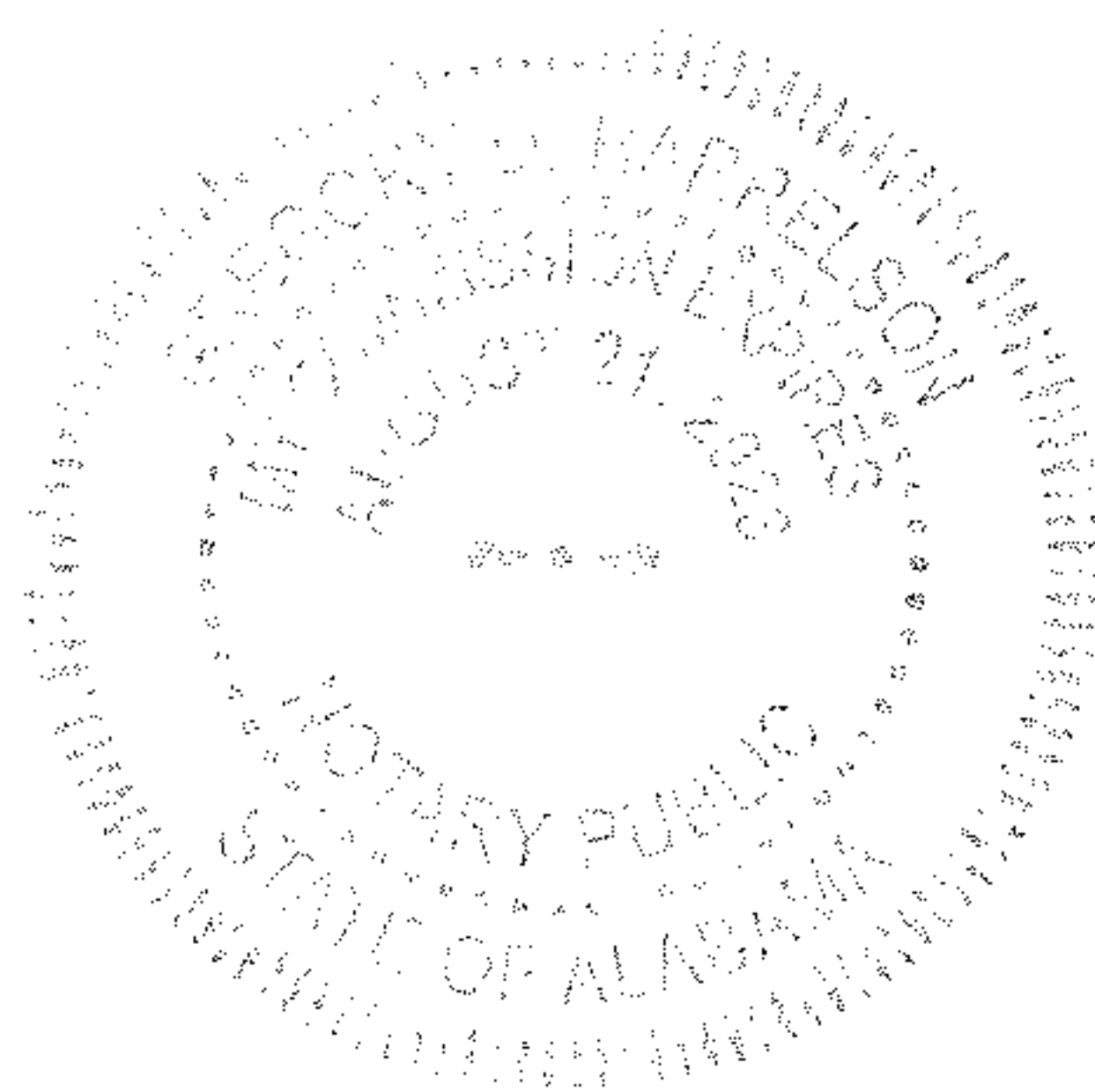


By: Wes Davis
Its: Member

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 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 said company on the day the same bears date.

Given under my hand and official seal this the 24th day of March, 2023.



Notary Public
My Commission Expires: 8/21/25

EXHIBIT "A"

Legal Description:

Commence at a concrete monument in place being the Southwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 12, Township 21 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 21' 51" East along the West boundary of said quarter-quarter section for a distance of 307.96 feet to a ½" rebar in place (CA#0114); thence proceed South 89° 38' 09" East for a distance of 1308.47 feet (set ½" rebar CA-0114-LS) to a point on the Southwesterly boundary of a 60 foot easement; thence proceed South 82° 46' 53" East along the Southwesterly boundary of said easement for a distance of 66.76 feet; thence proceed South 86° 35' 55" East along the Southwesterly boundary of said easement for a distance of 106.38 feet; thence proceed South 78° 05' 31" East along the Southwesterly boundary of said easement for a distance of 62.24 feet; thence proceed South 62° 37' 01" East along the Southwesterly boundary of said easement for a distance of 51.20 feet; thence proceed South 44° 28' 59" East along the Westerly boundary of said easement for a distance of 86.37 feet; thence proceed South 27° 20' 32" East along the Westerly boundary of said easement for a distance of 77.53 feet; thence proceed South 17° 09' 55" East along the Westerly boundary of said easement for a distance of 124.51 feet; thence proceed South 12° 08' 18" East along the Westerly boundary of said easement for a distance of 205.76 feet; thence proceed South 15° 05' 02" East along the Westerly boundary of said easement for a distance of 73.45 feet; thence proceed South 19° 28' 33" East along the Westerly boundary of said easement for a distance of 59.10 feet; thence proceed South 27° 41' 38" East along the Westerly boundary of said easement for a distance of 122.84 feet; thence proceed South 38° 57' 58" East along the Westerly boundary of said easement for a distance of 153.22 feet; thence proceed South 15° 10' 19" East along the Westerly boundary of said easement for a distance of 66.19 feet; thence proceed South 04° 55' 46" West along the Westerly boundary of said easement for a distance of 436.93 feet (set ½" rebar CA-0114-LS); thence proceed South 80° 00' 09" West for a distance of 1015.61 feet; (set ½" rebar CA-0114-LS); thence proceed North 77° 04' 03" West for a distance of 986.41 feet (set ½" rebar CA-0114-LS) to a point on the West boundary of the Southeast one-fourth of the Northwest one-fourth of said Section 12; thence proceed North 01° 22' 18" East along the West boundary of said quarter-quarter section for a distance of 1011.63 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth, the Southeast one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northeast one-fourth and the Northwest one-fourth of the Northeast one-fourth of Section 12, Township 21 South, Range 2 West, Shelby County, Alabama, and contains 60.71 Acres.

AND ALSO GRANTED A 60 FOOT EASEMENT being described as follows: A proposed 60 foot easement being 30 feet in equal width on each side of the following described line: Commence at a concrete monument in place being the Southeast corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 89° 03' 03" West along the South boundary of Section 1 and is also the North boundary of Section 12, Township 21 South, Range 2 West for a distance of 660.78 feet to a concrete monument in place; thence proceed South 60° 37' 32" West for a distance of 1941.03 feet (set ½" rebar CA-0114-LS); thence proceed South 27° 22' 59" West for a distance of 30.0 feet to the centerline of said proposed 60 foot easement; thence proceed North 62° 37' 01" West along the centerline of said proposed 60 foot easement for a distance of 60.06 feet; thence proceed North 78° 05' 31" West along the centerline of said proposed 60 foot easement for a distance of 68.55 feet; thence proceed North 86° 35' 55" West along the

centerline of said proposed 60 foot easement for a distance of 107.89 feet; thence proceed North 83° 51' 08" West along the centerline of said proposed 60 foot easement for a distance of 57.08 feet; thence proceed North 71° 32' 17" West along the centerline of said proposed 60 foot easement for a distance of 66.93 feet; thence proceed North 55° 36' 27" West along the centerline of said proposed 60 foot easement for a distance of 86.07 feet; thence proceed North 41° 39' 34" West along the centerline of said proposed 60 foot easement for a distance of 212.93 feet; thence proceed North 26° 38' 18" West along the centerline of said proposed 60 foot easement for a distance of 99.63 feet; thence proceed North 13° 42' 57" West along the centerline of said proposed 60 foot easement for a distance of 141.78 feet to the point of beginning of said proposed 60 foot easement. From this beginning point proceed North 20° 08' 21" East along the centerline of said proposed 60 foot easement for a distance of 56.79 feet; thence proceed North 37° 54' 08" East along the centerline of said proposed 60 foot easement for a distance of 397.72 feet; thence proceed North 20° 01' 09" East along the centerline of said proposed 60 foot easement for a distance of 87.24 feet; thence proceed North 05° 06' 20" West along the centerline of said proposed 60 foot easement for a distance of 120.18 feet to its point of intersection with the Southerly right-of-way of Joiner Town Road and the termination of said proposed 60 foot easement.

AND ALSO GRANTED A 60 FOOT EASEMENT BEING 30 FEET IN EQUAL WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: Commence at the Northeast corner of Section 12, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 89° 03' 03" West along the North boundary of said Section 12 for a distance of 660.78 feet; thence proceed South 60° 37' 32" West for a distance of 1941.03 feet to a (set ½" rebar CA-0114-LS), said point being located on the Easterly boundary of said 60 foot easement; thence proceed South 27° 22' 59" West for a distance of 30.0 feet to the centerline of said 60 foot easement and the point of beginning. From this beginning point proceed South 44° 28' 59" East for a distance of 95.68 feet; thence proceed South 27° 20' 32" East along the centerline of said 60 foot easement for a distance of 84.72 feet; thence proceed South 17° 09' 55" East along the centerline of said 60 foot easement for a distance of 128.49 feet; thence proceed South 12° 08' 18" East along the centerline of said 60 foot easement for a distance of 206.31 feet; thence proceed South 15° 05' 02" East along the centerline of said 60 foot easement for a distance of 71.53 feet; thence proceed South 19° 28' 33" East along the centerline of said 60 foot easement for a distance of 55.79 feet; thence proceed South 27° 41' 38" East along the centerline of said 60 foot easement for a distance of 117.72 feet; thence proceed South 38° 57' 58" East along the centerline of said 60 foot easement for a distance of 156.58 feet; thence proceed South 15° 10' 19" East along the centerline of said 60 foot easement for a distance of 77.83 feet; thence proceed South 04° 55' 46" West along the centerline of said 60 foot easement for a distance of 442.24 feet.

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 George Travis Owens
 Mailing Address 7317 Joiner Town Rd
Columbian, AL 35051

Property Address N/A

Date of Sale 03/24/2023

Total Purchase Price \$ 420,000

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
 03/24/2023 10:51:25 AM
 \$136.00 JOANN
 20230324000082330

The purchase price or actual value claimed on Ally S. Boyd in 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 3/24/23

Print ~~Wes~~ Wes Davis

Unattested

Sign *Wes Davis*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one