

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:  
Shelby County, AL  
200 W College St  
Columbiana, AL 35051

**WARRANTY DEED**

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

That in consideration of ONE MILLION EIGHT HUNDRED THOUSAND and 00/100 DOLLARS (\$1,800,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, HIGHPOINTE 41, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto SHELBY COUNTY, ALABAMA (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, 2023 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, its successors and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors 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, its successors 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 26th day of April, 2023.

Highpointe 41, LLC

By: Connor Farmer  
As: Member

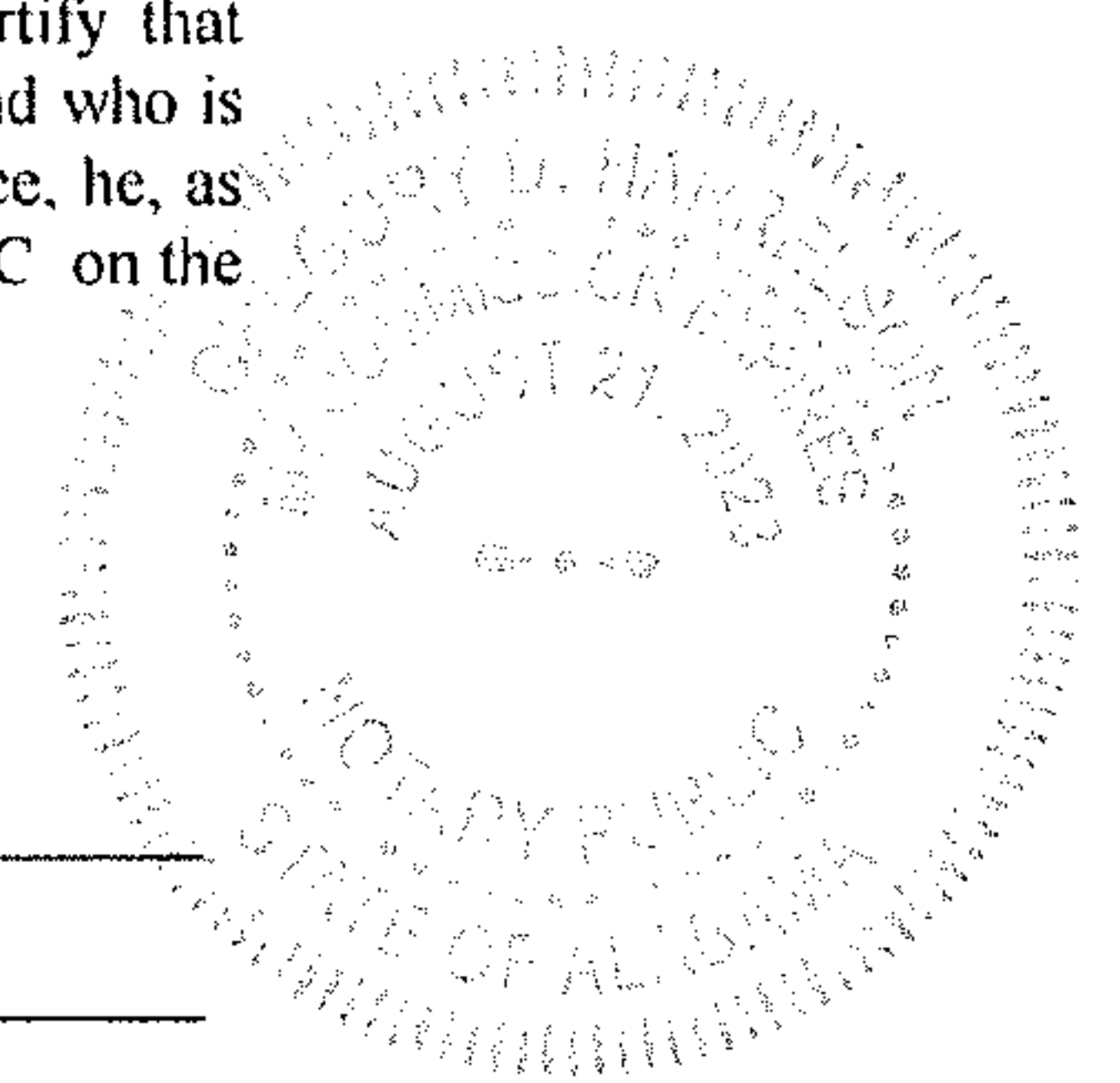
STATE OF ALABAMA)  
COUNTY OF SHELBY)

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 41, 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 41, LLC on the day the same bears date.

Given under my hand and official seal, this the 26th day of April, 2023.

NOTARY PUBLIC

My Commission Expires 8/21/23



**EXHIBIT "A"****Legal Description:**

A parcel of land situated in the Northeast Quarter, the North Half of Southeast Quarter, and the Northeast of Southwest Quarter, Section 10, and the Northwest Quarter of Northwest Quarter, Section 11, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, more particularly described as follows:

Begin at the northwest corner of Section 11, Township 19 South, Range 1 West and run easterly along the north section line along a bearing of North 88 degrees 27 minutes 00 seconds East for a distance of 445.81 feet; thence leaving said north section line, run southwesterly along a bearing of South 33 degrees 16 minutes 02 seconds West a distance of 4,782.15 feet; thence run northwesterly along a bearing of North 56 degrees 43 minutes 58 seconds West a distance of 618.25 feet; thence run North 88 degrees 21 minutes 16 seconds West for a distance of 43.97 feet; thence run North 35 degrees 37 minutes 49 seconds West for a distance of 55.84 feet; thence run North 8 degrees 34 minutes 36 seconds West for a distance of 105.15 feet; thence run North 18 degrees 45 minutes 41 seconds West for a distance of 59.03 feet; thence run North 23 degrees 04 minutes 08 seconds West for a distance of 95.02 feet; thence run North 5 degrees 01 minutes 09 seconds West for a distance of 67.41 feet; thence run North 20 degrees 22 minutes 54 seconds East for a distance of 157.28 feet; thence run North 28 degrees 26 minutes 16 seconds East for a distance of 192.15 feet; thence run North 23 degrees 43 minutes 56 seconds East for a distance of 148.93 feet; thence run North 28 degrees 39 minutes 25 seconds East for a distance of 140.05 feet to the southernmost line of Double Oak Way as defined by the recorded plat for Double Oak Estates, recorded in Map Book 8, Page 129, in the Office of the Judge of Probate, Shelby County, Alabama; thence run South 60 degrees 07 minutes 28 seconds East along said south line for a distance of 60.00 feet; thence run North 29 degrees 53 minutes 32 seconds East along the East line of Double Oak Way for a distance of 128.28 feet to a curve to the left having a central angle of 18 degrees 29 minutes 40 seconds, a radius of 371.75 feet, and a chord bearing North 20 degrees 37 minutes 42 seconds East for a distance of 119.48 feet; thence run North along said East line and along the arc of said curve for a distance of 120.00 feet; thence run North 11 degrees 22 minutes 52 seconds East along said East line for a distance of 24.57 feet to a curve to the right having a central angle of 24 degrees 51 minutes 00 seconds, a radius of 115.94 feet, and a chord bearing North 23 degrees 48 minutes 22 seconds East for a distance of 49.89 feet; thence run North along said East line and along the arc of said curve for a distance of 50.29 feet; thence run North 36 degrees 13 minutes 52 seconds East along said East line for a distance of 78.68 feet to a curve to the left having a central angle of 23 degrees 27 minutes 34 seconds, a radius of 165.40 feet, and a chord bearing North 23 degrees 28 minutes 36 seconds East for a distance of 67.25 feet (plat-68.50 feet) to the southwest corner of Lot 3 of Double Oak Estates; thence leaving said East right of way line run South 77 degrees 06 minutes 01 seconds East along the South line of Lot 3 for a distance of 143.52 feet (plat-143.24 feet); thence run North 26 degrees 29 minutes 23 seconds East along the East line of Lot 3 for a distance of 1021.76 feet (plat-1022.17 feet) to the northeast corner of Lot 3; thence run North 26 degrees 07 minutes 34 seconds East along the East line of Lot 2, Double Oak Estates, for a distance of 299.40 feet (plat-300.00 feet) to the northeast corner of Lot 2; thence leaving said East line run North 26 degrees 24 minutes 27 seconds East along the east line of that parcel as described in Deed Book 355, Page 109 as recorded in the aforementioned office of the Judge of Probate, for a distance of 1,270.52 feet to the North line of Section 10, Township 19 South, Range 1 West; thence leaving said East line run North 88 degrees 11 minutes 26 seconds East along said North line for a distance of 1,026.78 feet to the Northwest Corner of Section 11, the Point of Beginning.



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

Grantee's Name Shelby County, AL  
 Mailing Address 200 W College St  
Columbiana, AL 35052

Property Address N/A

Date of Sale 04/26/2023

Total Purchase Price \$ 1,800,000.00

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  
 04/28/2023 11:11:03 AM  
 \$29.00 PAYGE  
 20230428000124460

*Allen S. Bayl*

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 4/26/23

Print Allen S. Bayl

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**