

This Instrument was prepared by:
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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)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR HUNDRED THOUSAND and 00/100 DOLLARS (\$400,000.00) 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 EXHIBIT "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
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 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

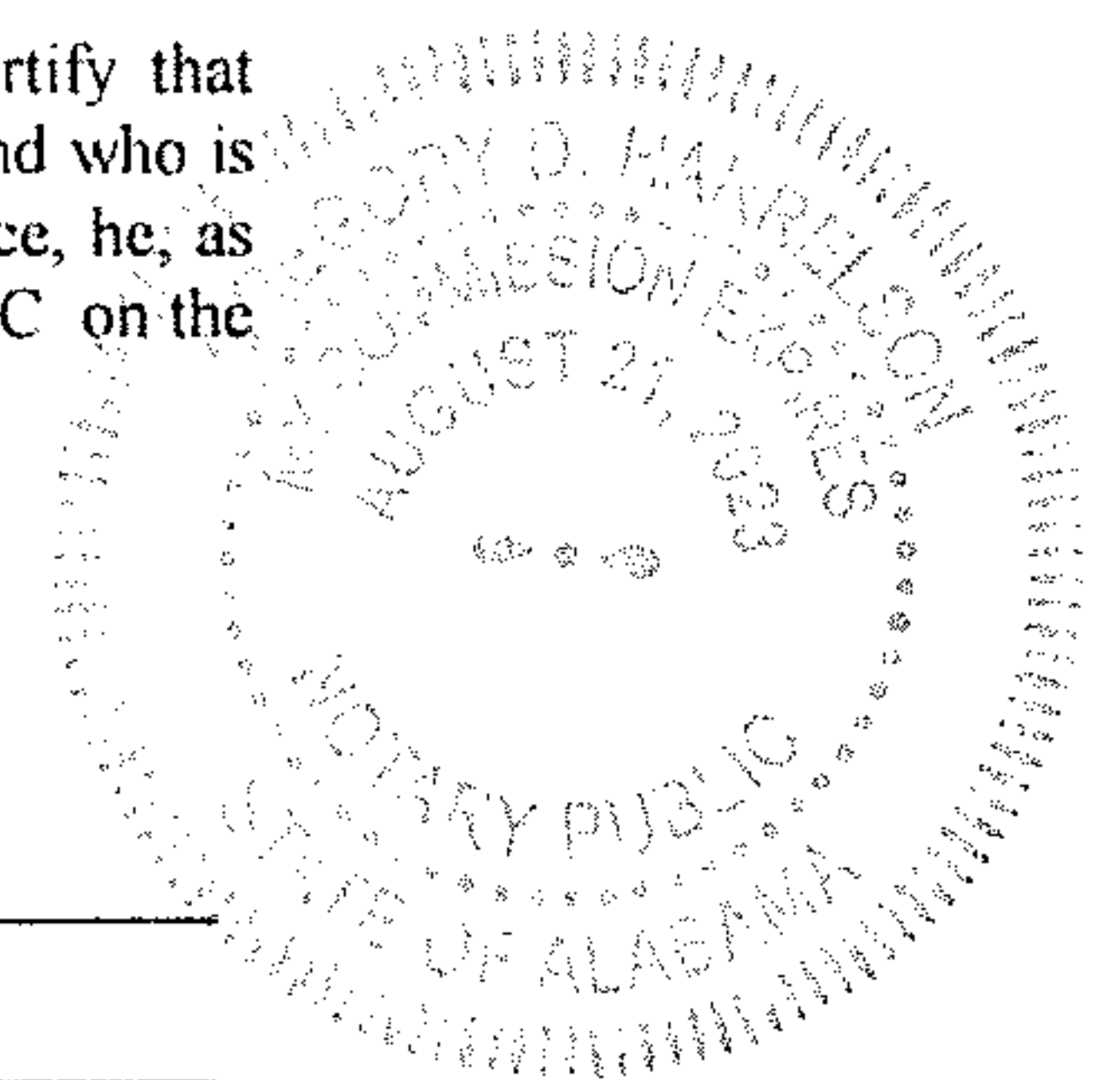


EXHIBIT "A"

Legal Description:

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

Begin at the northwest corner of the Northeast Quarter of Southwest Quarter of Section 10, and run along the north line of said quarter-quarter on a bearing of North 89 degrees 32 minutes 34 seconds East for a distance of 1,320.86 feet to the northeast corner of said quarter-quarter; thence run North 89 degrees 32 minutes 34 seconds East along the north line of the Northwest Quarter of Southeast Quarter for a distance of 65.37 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 leaving said north and westernmost lines run southwesterly along a bearing of South 28 degrees 39 minutes 25 seconds West for a distance of 140.05 feet; thence continue southwest along a bearing of South 23 degrees 43 minutes 56 seconds West for a distance of 148.93 feet; thence continue southwest along a bearing of South 28 degrees 26 minutes 16 seconds West for a distance of 192.15 feet; thence continue southwest along a bearing of South 20 degrees 22 minutes 54 seconds West for a distance of 85.13 feet; thence run northwesterly along a bearing of North 57 degrees 22 minutes 58 seconds West for a distance of 285.82 feet; thence run southwesterly along a bearing of South 32 degrees 37 minutes 02 seconds West for a distance of 1,322.50 feet; thence run northwesterly along a bearing of North 57 degrees 29 minutes 31 seconds West for a distance of 208.50 feet to the Southwest corner of the Northeast Quarter of Southwest Quarter of said Section 10; thence run northerly along the west quarter line of said quarter-quarter a distance of 1,344.83 feet to the Northwest corner of said quarter-quarter, 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 \$ 400,000.00

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 11:11:04 AM
 \$29.00 PAYGE
 20230428000124470

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
☒ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____

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 Owner Farmer

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

Unattested

(verified by)

Form RT-1