



20230830000262140 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
08/30/2023 12:24:19 PM FILED/CERT

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:
Highpointe Partners, LLC
120 Bishop Circle
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN and 00/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, GALLANT LAKE, LLC, an Alabama limited liability company (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:

SEE EXHIBIT "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, 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 2nd day of May, 2023.

Gallant Lake, 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 names as Member of Gallant Lake, 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 Gallant Lake, LLC on the day the same bears date.

Given under my hand and official seal, this the 2nd day of May, 2023 WP

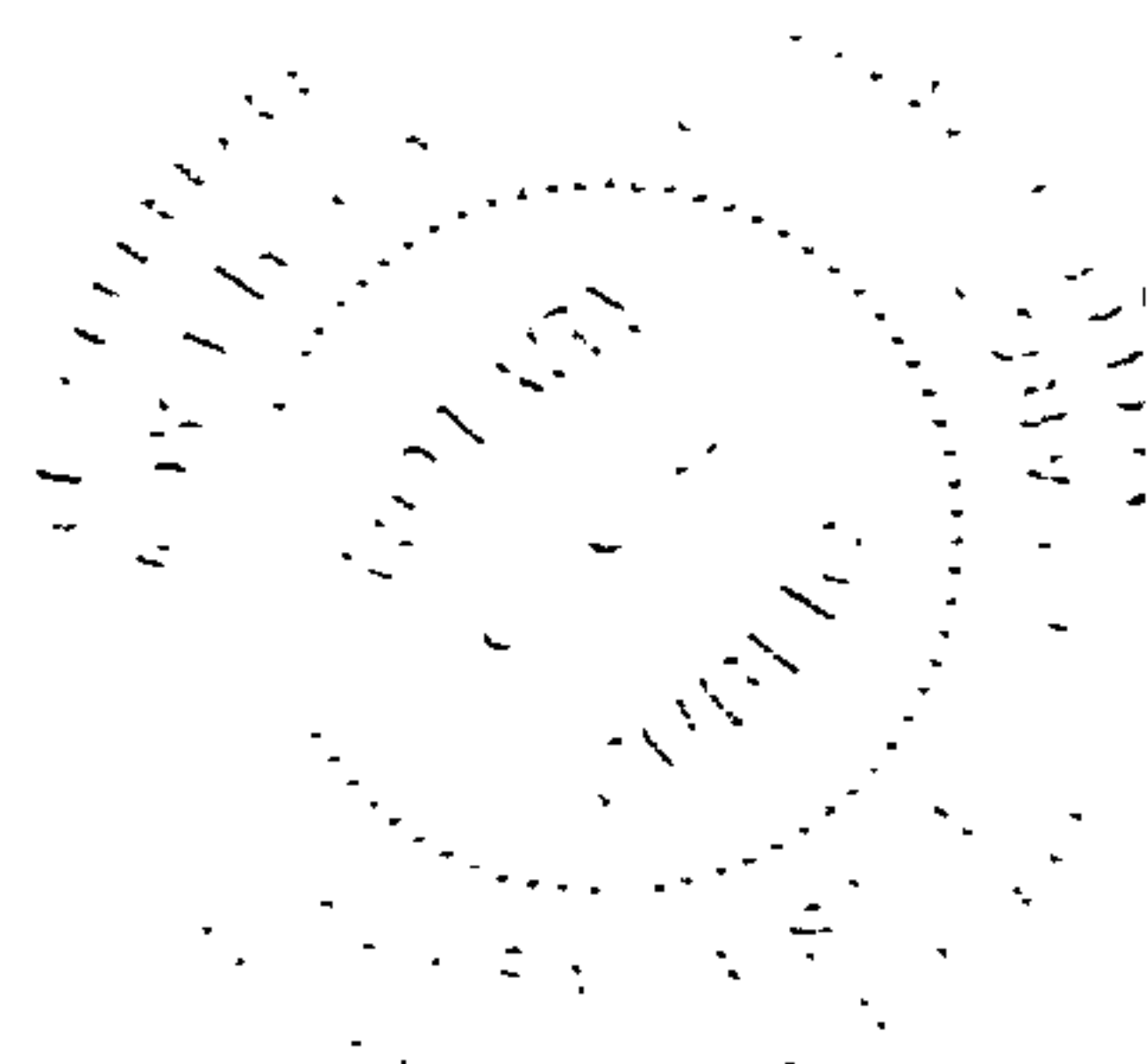
Shelby County, AL 08/30/2023
State of Alabama
Deed Tax: \$7.00

NOTARY PUBLIC

My Commission Expires

February 8, 2026

SHADY T HERRINGTON
Notary Public
Alabama State at Large





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EXHIBIT "A"

Legal Description:

Commence at a the Southwest corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed South 89° 02' 02" East along the South boundary of said Section 1 for a distance of 195.40 feet to a point on the Southerly right-of-way of Joinertown Road, said point also being the point of beginning. From this beginning point continue South 89° 02' 02" East along the South boundary of said Section 1 for a distance of 1106.07 feet to a point on the Southerly right-of-way of said Joinertown Road; thence proceed North 75° 57' 09" West along the Southerly right-of-way of said road for a distance of 344.30 feet to the P. C. of a concave curve left having an arc length of 218.92 feet and a radius of 398.55 feet; thence proceed Southwesterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 88° 18' 42" West, 216.18 feet to the P. T. of said curve which point is also the P. C. of a concave curve right having an arc length of 287.18 feet and a radius of 1039.38 fee; thence proceed Southwesterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 81° 01' 42" West, 286.27 feet to the P. T. of said curve; thence proceed South 89° 05' 21" West along the Southerly right-of-way of said road for a distance of 205.17 feet to the P. C. of a concave curve left having an arc length of 68.97 feet and a radius of 247.00 feet; thence proceed Southwesterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 81° 05' 23" West, 68.75 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southwest one-fourth of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama and contains 1.03 acres.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Gallant Lake, LLC
Mailing Address 120 Bishop Circle
Pelham, AL 35124

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

Property Address N/A

Date of Sale 05/2/2023

Total Purchase Price \$ 7,000

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
☐ 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 any

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 5/2/2023

Print Ives Davis

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1