

20230830000262150 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
08/30/2023 12:24:20 PM FILED/CERT

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seven Thousand & 00/100 dollars (\$7,000.00) 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.

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.

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 3rd day of May, 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 3rd day of May, 2023.

SHADY T HERRINGTON
Notary Public
Alabama State at Large

Notary Public
My Commission Expires:

My Commission Expires
February 8, 2026

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



20230830000262150 2/3 \$35.00
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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 Highpointe Partners
Mailing Address 120 Bishop Cir
Pellman, AL
35124

Grantee's Name George Travis Owens
Mailing Address 7317 Joinertown Rd.
Columbiana, AL
35051

Property Address NA

Date of Sale 5/3/2023
Total Purchase Price \$ 7,000.00
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 a

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 5/3/2023

Print

Wes Davis

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1