

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

Send Tax Notice to:
Highpointe 41, LLC
120 Bishop Circle
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten & 00/100 dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Westervelt Realty, Inc, an Alabama corporation (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Highpointe 41, 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" 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.

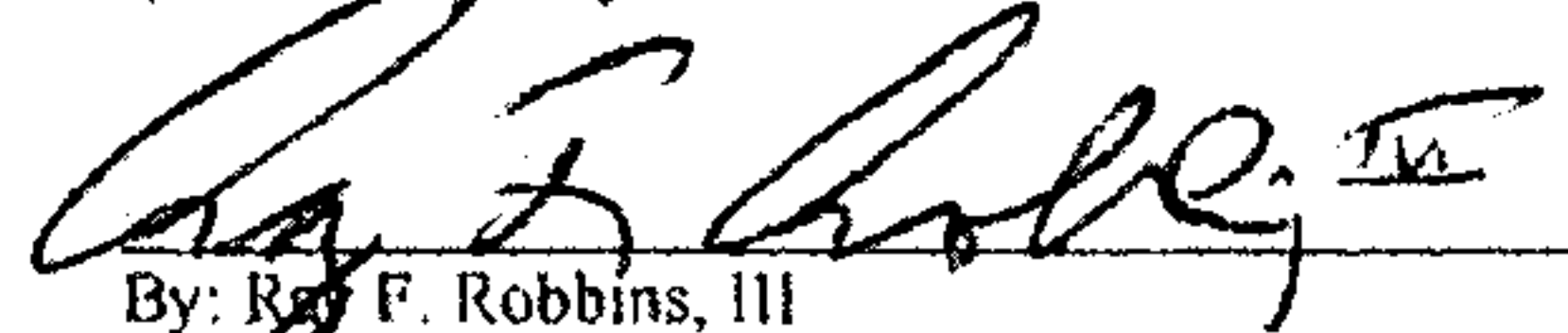
Seller/Grantor hereby reserves from the sale of the Property for itself and its successors and assigns, all interest in oil, gas, and other liquid or gaseous hydrocarbons including, without limitation, coal seam gas; coal; sand; gravel; lignite; ironstone; limestone; dolomitic limestone and minerals of every nature, kind or description whatsoever now or hereafter susceptible to commercial exploitation (collectively "Mineral Resources") in or upon the Property, together with the usual and customary rights of ingress and egress to and from the lands for the purpose of exploring for such Mineral Resources by any and all means and for developing, producing, extracting or removing therefrom by any means now in use or hereafter developed, including by surface and subsurface mining methods all such Mineral Resources, and to store, save, transport, treat, process, market or otherwise utilize such Mineral Resources so produced. The Seller/Grantor further reserves the right to sequester carbon and other greenhouse gases on, in and under the surface of the Property and all pore space rights associated with the property. However, Seller/Grantor does waive all rights to access and utilize the surface of the Property for any purpose, whatsoever, including without limitation (a) the right to perform or have performed, mining or extraction activities on the surface of the Property or in the first three hundred (300) feet below the surface of the Property; and (b) the right to access from the surface of the Property, or from or within the first three hundred (300) feet under the surface of the Property, the Mineral Resources.

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 officer who is duly authorized to execute this conveyance, has hereto set his signature and seal this the 4th day of October, 2023.

Westervelt Realty, Inc


By: Ray F. Robbins, III
Its: Vice President

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ray F. Robbins, III, whose name as Vice President of Westervelt Realty, Inc 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 4th day of October, 2023.



Notary Public
My Commission Expires: _____



EXHIBIT "A"**Legal Description:**

Commence at a 2" pipe in place being the Northwest corner of the Southeast one-fourth of the Northwest one-fourth of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 89° 04' 20" East along the North boundary of said quarter-quarter section and along a yellow painted line for a distance of 1361.64 feet to a pine knot in rock pile being the Northeast corner of said quarter-quarter section and also being the Northwest corner of the Southwest one-fourth of the Northeast one-fourth; thence proceed North 88° 26' 24" East along the North boundary of said Southwest one-fourth of the Northeast one-fourth for a distance of 952.98 feet to a 1" pipe in place; thence proceed North 88° 23' 29" East along the North boundary of said quarter-quarter section for a distance of 323.00 feet to a 3" pipe in place, said point being the Northeast corner of said quarter-quarter section; thence proceed South 00° 20' 44" East along the East boundary of said quarter-quarter section for a distance of 110.05 feet to a 1" capped pipe in place; thence proceed South 01° 06' 15" West along the East boundary of said quarter-quarter section for a distance of 351.05 feet to a capped rebar in drain; thence proceed South 00° 15' 46" East along the East boundary of said quarter-quarter section for a distance of 854.95 feet to a ½" pipe in place being the Southeast corner of said quarter-quarter section; thence proceed North 89° 57' 23" West along the South boundary of said Southwest one-fourth of the Northeast one-fourth for a distance of 482.83 feet to a 1" pipe in place; thence proceed South 88° 06' 03" West along the South boundary of said quarter-quarter section for a distance of 357.82 feet to a 1" pipe in place; thence proceed South 89° 15' 56" West along the South boundary of said quarter-quarter section for a distance of 446.69 feet to a 1" pipe in place being the Southwest corner of said quarter-quarter section; thence proceed South 56° 16' 14" West for a distance of 32.78 feet to a 1" pipe in place being located on the accepted South boundary of the Southeast one-fourth of Northwest one-fourth; thence proceed South 89° 26' 55" West along the South boundary of said quarter-quarter section for a distance of 209.71 feet to a capped rebar in place (SCS CA 817); thence proceed South 89° 28' 02" West along the South boundary of said quarter-quarter section for a distance of 450.04 feet to a capped rebar in place (SCS CA 817); thence proceed South 89° 27' 49" West along the South boundary of said quarter-quarter section for a distance of 391.83 feet to a 1" pipe in place; thence proceed South 88° 06' 33" West along the South boundary of said quarter-quarter section and along the South boundary of the Southwest one-fourth of the Northwest one-fourth for a distance of 1035.88 feet; thence proceed North 29° 47' 49" West for a distance of 131.68 feet; thence proceed South 69° 25' 19" West for a distance of 149.59 feet; thence proceed South 51° 28' 13" West for a distance of 109.57 feet to a point on the Easterly right-of-way of Joiner Town Road; thence proceed North 26° 15' 01" West along the Easterly right-of-way of said road for a distance of 1466.48 feet to a ½" rebar in place (CA #0114), said point being located on the North boundary of the Southeast one-fourth of the Northeast one-fourth of Section 22; thence proceed North 88° 45' 24" East along the North boundary of said quarter-quarter section for a distance of 388.48 feet to a ½" rebar in place (CA #0114) being the Northeast corner of said quarter-quarter section and also being the Northwest corner of the Southwest one-fourth of the Northwest one-fourth of Section 23; thence proceed North 89° 04' 29" East along the North boundary of the Southwest one-fourth of the Northwest one-fourth of said Section 23 for a distance of 1318.04 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth, the Southeast one-fourth of the Northwest one-fourth and the Southwest one-fourth of the Northeast one-fourth of Section 23 and the Southeast one-fourth of the Northeast one-fourth of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama and contains 120.63 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 Westervelt Realty Inc
 Mailing Address 1400 Jack Warner Pkwy
Tuscaloosa, AL 35404

Grantee's Name Highpointe 41, LLC
 Mailing Address 120 Bishop Circle
Pelham, AL 35124

Property Address N/A

Date of Sale 10/04/2023

Total Purchase Price \$ 663,465.00

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

☐ 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 10/4/2023

Print Conner Farmer

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/05/2023 11:45:57 AM
 \$691.50 PAYGE
 20231005000298010



Allie S. Bezel

Form RT-1