

This instrument prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice to:
Cultivate Church
509 1st Street SW
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Ninety Thousand & 00/100 dollars (\$290,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Highpointe Rentals, LLC, an Alabama limited liability company, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Cultivate Church (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to:

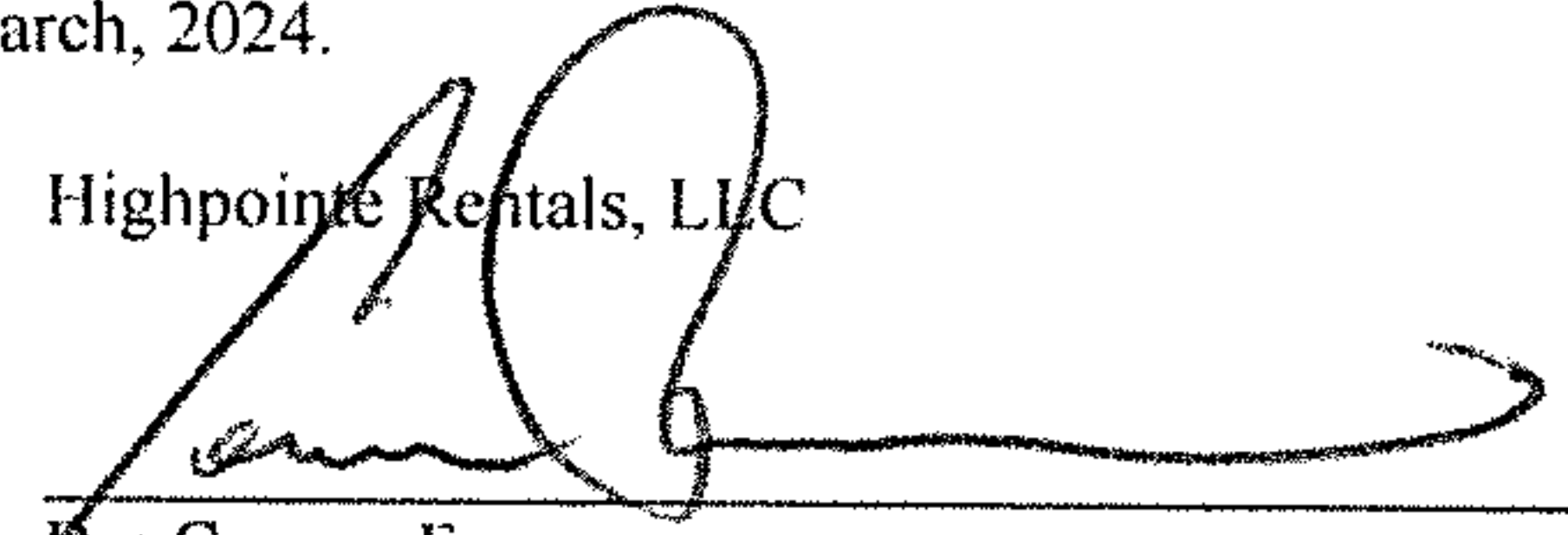
1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Title to any portion of the land lying within any roadways;
5. Current Zoning Classification and Use Restrictions.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

And the Grantor hereby covenants with said Grantee that he/it/they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he/they/it have 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/her/its signature and seal this the 29th day of March, 2024.

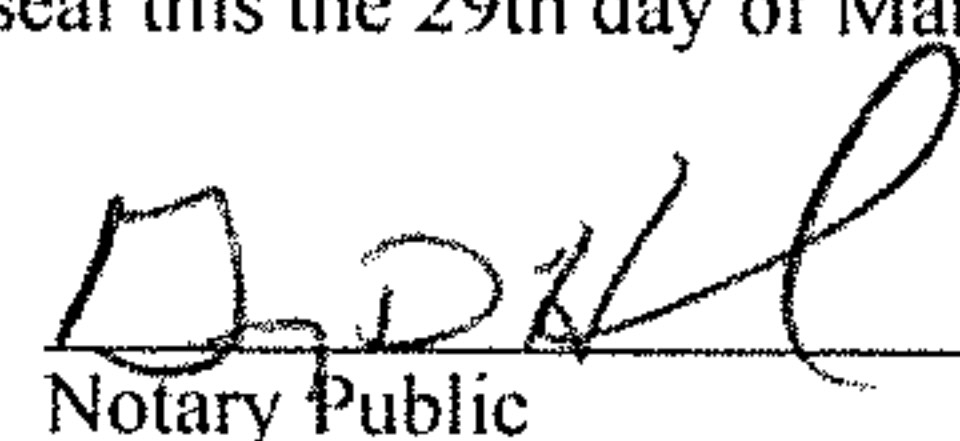
Highpointe Rentals, LLC


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 Rentals, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of March, 2024.


Notary Public

My Commission Expires: 8/21/27

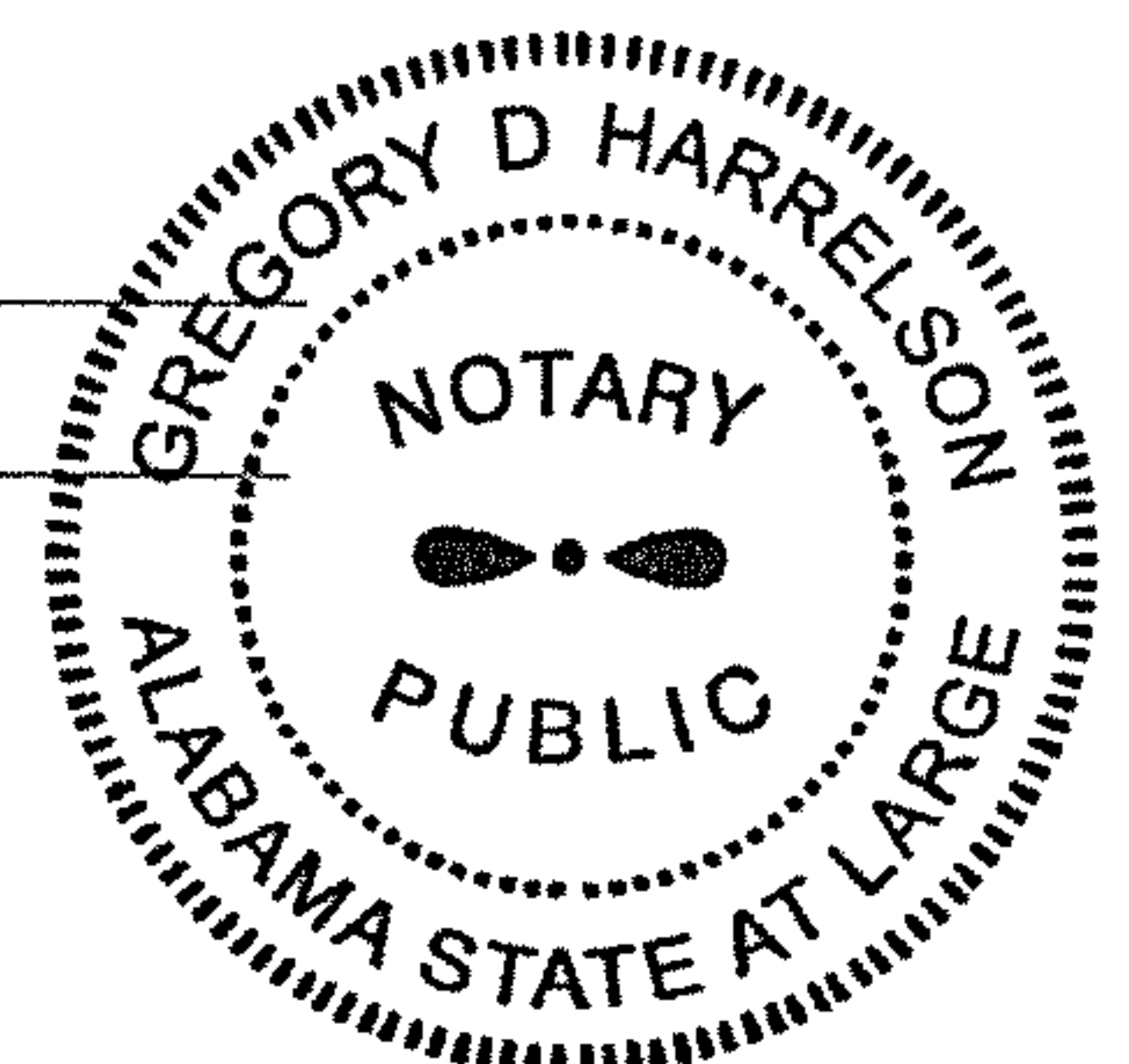


EXHIBIT "A"**LEGAL DESCRIPTION:**

Commence at a 1" open top pipe in place being the Northeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 88° 39' 38" East along the North boundary of the Northwest one-fourth of the Northeast one-fourth of said Section 27 for a distance of 230.33 feet to a ½" capped rebar in place; thence proceed South 00° 05' 17" West for a distance of 1013.24 feet; thence proceed South 87° 49' 53" West for a distance of 23.92 feet to a 1" open top pipe in place; thence proceed South 02° 15' 15" East for a distance of 290.48 feet to a 1" open top pipe in place, said point being located on the Northerly right-of-way of Alabama Highway 70; thence proceed North 88° 37' 15" West along the Northerly right-of-way of said road for a distance of 585.16 feet; thence proceed North 03° 51' 19" East for a distance of 25.21 feet; thence proceed Northwesterly along the Northerly right-of-way of said road and along the curvature of a concave curve right having a delta angle of 09° 51' 12" and a radius of 1397.30 feet for a chord bearing and distance of North 81° 09' 47" West, 240.0 feet; thence proceed South 17° 56' 52" West for a distance of 3.43 feet; thence proceed Northwesterly along the Northerly right-of-way of said road and along the curvature of a concave curve right having a delta angle of 07° 22' 56" and a radius of 1402.30 feet for a chord bearing and distance of North 72° 32' 43" West, 180.55 feet to its point of intersection with the Easterly right-of-way of Mitchell Road; thence proceed North 07° 34' 14" East along the Easterly right-of-way of said road for a distance of 109.64 feet to the P. C. of a concave curve left having a delta angle of 18° 13' 33" and a radius of 250.0 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 01° 32' 33" West, 79.19 feet to the P. T. of said curve; thence proceed North 10° 39' 19" West along the Easterly right-of-way of said road for a distance of 88.13 feet to the P. C. of a concave curve right having a delta angle of 36° 23' 40" and a radius of 175.0 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 07° 32' 31" East, 109.30 feet to the P. T. of said curve; thence proceed North 25° 11' 26" East along the Easterly right-of-way of said road for a distance of 180.29 feet to the P. C. of a concave curve left having a delta angle of 36° 51' 25" and a radius of 250.0 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 04° 59' 16" East, 158.06 feet to the P. T. of said curve; thence proceed North 13° 28' 01" West along the Easterly right-of-way of said road for a distance of 209.13 feet to the P. C. of a concave curve left having a delta angle of 39° 41' 14" and a radius of 300.0 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 33° 18' 38" West, 203.67 feet to the P. T. of said curve; thence proceed North 53° 09' 15" West along the Easterly right-of-way of said road for a distance of 91.04 feet to a point on the North boundary of the Northeast one-fourth of the Northwest one-fourth of said Section 27 and the North boundary of said Section 27; thence proceed North 88° 46' 02" East along the North boundary of said quarter-quarter section for a distance of 348.38 feet to a 4" x 4" concrete monument in place; thence proceed North 88° 50' 50" East along the North boundary of said quarter-quarter section for a distance of 225.30 feet to a 2" capped pipe in place; thence proceed North 89° 00' 46" East along the North boundary of said quarter-quarter section for a distance of 223.76 feet to a 1" open top pipe in place; thence proceed North 88° 14' 41"

East along the North boundary of said quarter-quarter section for a distance of 208.64 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth, the Northwest one-fourth of the Northeast one-fourth, the Southwest one-fourth of the Northeast one-fourth and the Southeast one-fourth of the Northwest one-fourth of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama and contains 30.72 acres, less and except tract shown by instrument on record in the Office of the Judge of Probate of Shelby County, Alabama on Instrument 1994-03998, for aggregate total of 30.22 acres.

EASEMENT 1: AND ALSO SUBJECT TO A 10 FOOT UTILITY EASEMENT BEING 5 FEET IN EQUAL WIDTH

on each side of the following described line: Commence at a 1" open top pipe in place being the Northeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 88° 39' 38" East along the North boundary of the Northwest one-fourth of the Northeast one-fourth of said Section 27 for a distance of 230.33 feet to a ½" capped rebar in place; thence proceed South 00° 05' 17" West for a distance of 436.75 feet; thence proceed South 89° 57' 59" West for a distance of 15 feet to the centerline of said 10 foot utility easement, said point being the point of beginning of said 10 foot utility easement. From this beginning point continue South 89° 57' 59" West along the centerline of said 10 foot easement for a distance of 1007.64 feet to its point of intersection with the Easterly right-of-way of Mitchell Road and the termination of said easement.

EASEMENT 2: AND ALSO SUBJECT TO A 10 FOOT UTILITY EASEMENT BEING 5 FEET IN EQUAL WIDTH

on each side of the following described line: Commence at a 1" open top pipe in place being the Northeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 88° 39' 38" East along the North boundary of the Northwest one-fourth of the Northeast one-fourth of said Section 27 for a distance of 230.33 feet to a ½" capped rebar in place; thence proceed South 00° 05' 17" West for a distance of 436.75 feet; thence proceed South 89° 57' 59" West for a distance of 15 feet to the centerline of said 10 foot utility easement, said point being the point of beginning of said 10 foot utility easement. From this beginning point proceed South 00° 05' 17" West along the centerline of said 10 foot utility easement for a distance of 562.04 feet; thence proceed South 87° 49' 53" West along the centerline of said easement for a distance of 24.49 feet; thence proceed South 02° 04' 21" East along the centerline of said easement for a distance of 294.78 feet to its point of intersection with the Northerly right-of-way of Alabama Highway 70 and the termination of said easement.

EASEMENT 3: AND ALSO SUBJECT TO A 10 FOOT UTILITY EASEMENT BEING 10 FEET IN EQUAL WIDTH

and parallel to the Northerly right-of-way of Alabama Highway 70 and also being 10 feet in equal width and parallel to the Easterly right-of-way of Mitchell Road, said easement being described as follows: Commence at a 1" open top pipe in place being the Northeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 88° 39' 38" East along the North boundary of the Northwest one-fourth of the Northeast one-fourth of said Section 27 for a distance of 230.33 feet to a ½" capped rebar in place; thence proceed South 00° 05' 17" West for a distance of 436.75 feet; thence proceed South 89° 57' 59" West for a distance of 15 feet to the centerline of a 10 foot utility easement; thence proceed

South 00° 05' 17" West along the centerline of said 10 foot utility easement for a distance of 562.04 feet; thence proceed South 87° 49' 53" West along the centerline of said easement for a distance of 24.49 feet; thence proceed South 02° 04' 21" East along the centerline of said easement for a distance of 294.78 feet to its point of intersection with the Northerly right-of-way of Alabama Highway 70 said point being the point of beginning of said 10 foot utility easement. From this beginning point proceed North 88° 37' 15" West along the Northerly right-of-way of said Alabama Highway 70 and along the South boundary of said 10 foot utility easement for a distance of 570.16 feet; thence proceed North 03° 51' 19" East along the right-of-way of said Alabama Highway 70 and along the Westerly boundary of said 10 foot utility easement for a distance of 25.21 feet; thence proceed Northwesterly along the Northerly right-of-way of said road and along the curvature of a concave curve right having a delta angle of 09° 51' 12" and a radius of 1397.30 feet and along the Southerly boundary of said 10 foot easement for a chord bearing and distance of North 81° 09' 47" West, 240.0 feet; thence proceed South 17° 56' 52" West along the right-of-way of said road and along the Easterly boundary of said 10 foot utility easement for a distance of 3.43 feet; thence proceed Northwesterly along the Northerly right-of-way of said road and along the curvature of a concave curve right having a delta angle of 07° 22' 56" and a radius of 1402.30 feet and along the Southerly boundary of said 10 foot easement for a chord bearing and distance of North 72° 32' 43" West, 180.55 feet to its point of intersection with the Easterly right-of-way of Mitchell Road; thence proceed North 07° 34' 14" East along the Easterly right-of-way of said road and along the Westerly boundary of said 10 foot utility easement for a distance of 109.64 feet to the P. C. of a concave curve left having a delta angle of 18° 13' 33" and a radius of 250.0 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve and along the Westerly boundary of said 10 foot easement for a chord bearing and distance of North 01° 32' 33" West, 79.19 feet to the P. T. of said curve; thence proceed North 10° 39' 19" West along the Easterly right-of-way of said road and along the Westerly boundary of said 10 foot easement for a distance of 88.13 feet to the P. C. of a concave curve right having a delta angle of 36° 23' 40" and a radius of 175.0 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve and along the Westerly boundary of said 10 foot easement for a chord bearing and distance of North 07° 32' 31" East, 109.30 feet to the P. T. of said curve; thence proceed North 25° 11' 26" East along the Easterly right-of-way of said road and along the Westerly boundary of said 10 foot easement for a distance of 180.29 feet to the P. C. of a concave curve left having a delta angle of 36° 51' 25" and a radius of 250.0 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve and along the Westerly boundary of said 10 foot easement for a chord bearing and distance of North 04° 59' 16" East, 158.06 feet to the P. T. of said curve, said point being the termination of said 10 foot utility easement.

According to my survey this the 29th day of March, 2021.

James M. Ray, Ala. Reg. No. 18383

Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS

Note: No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and /or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. Underground portions of foundations and footings and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewer or flip manhole covers.

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 Rentals, LLC
 Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name Cultivate Church
 Mailing Address 509 1st St SW
Alabaster, AL 35007

Property Address 840 Hwy 70
Columbiana, AL 35051

Date of Sale 03/29/2024
 Total Purchase Price \$ 290,000

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
 04/05/2024 02:06:06 PM
 \$324.00 BRITTANI
 20240405000097260

Alvin S. Byrd

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 3/29/24

Print Conor Farmer

Unattested _____
 (verified by)

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