

This Instrument was Prepared by:

Send Tax Notice To: Jorge Jaimes Morales

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-24-29766

10 Greensprings Ave So
Birmingham, AL 35205

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Eighty Thousand Dollars and No Cents (\$380,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, ~~CONNOR FARMER~~ **Highpointe 41, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jorge Jaimes Morales**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$323,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of April, 2024.

~~CONNOR FARMER~~ HIGHPOINTE 41, LLC

Connor Farmer
Managing Member

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Connor Farmer as Managing Member of ORE as QI for 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 22nd day of April, 2024.

Notary Public, State of Alabama

My Commission Expires: 9-1-24

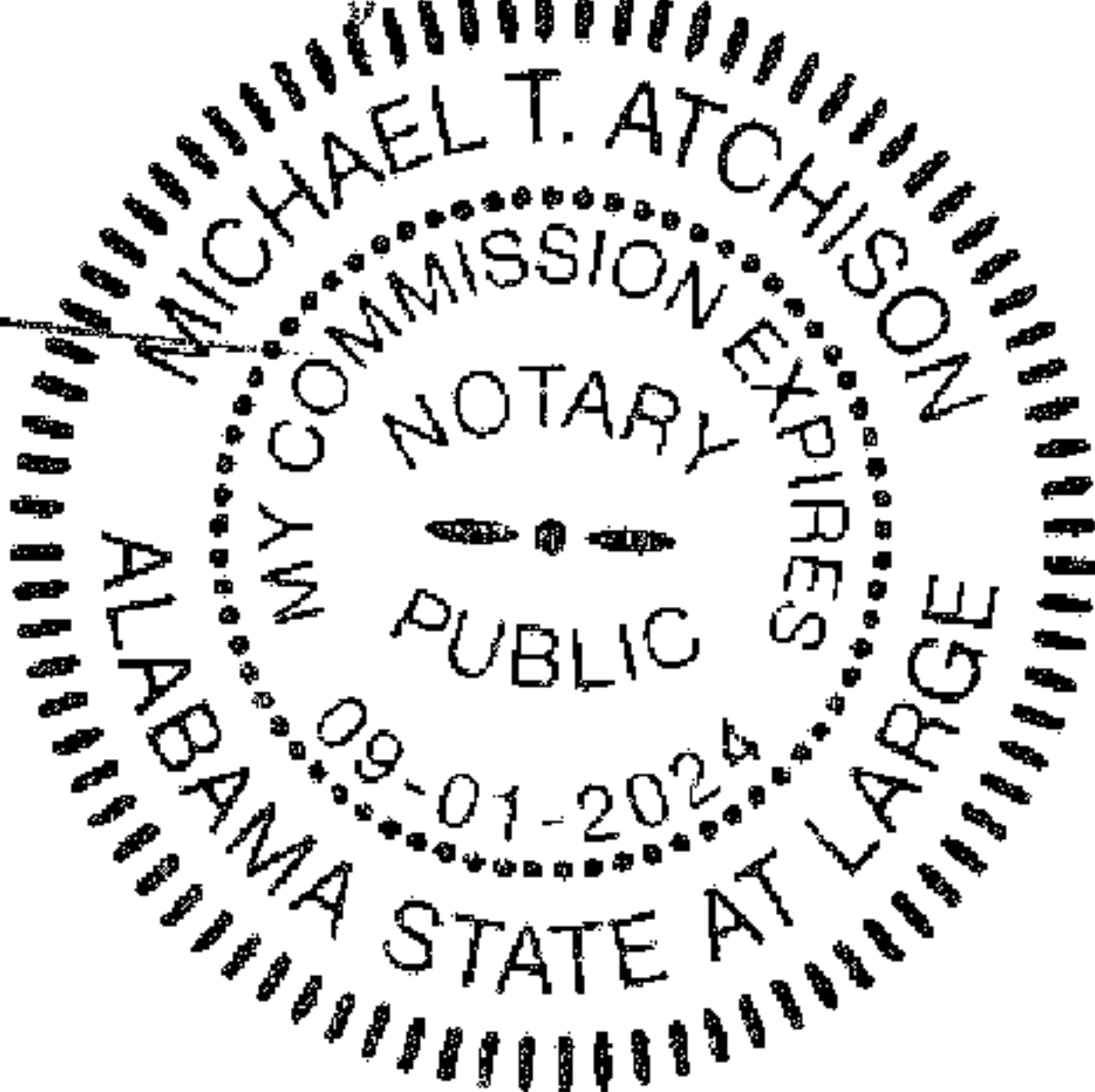


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2:

Commence at a drill bit in place being the Northwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 2, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 88° 45' 44" East along the North boundary of said quarter-quarter section for a distance of 240.38 feet to the centerline of a creek; thence proceed along the centerline of said creek the following bearings and distances: South 02° 57' 06" East, 60.55 feet; South 25° 08' 12" East 19.56 feet; ; North 83° 06' 42" East, 35.42 feet; South 80° 51' 53" East, 34.27 feet; South 46° 05' 45" East, 97.77 feet; South 70° 36' 00" East, 19.83 feet; North 61° 23' 08" East, 31.08 feet; North 28° 35' 40" East, 127.73 feet; South 46° 23' 56" East, 198.45 feet; North 75° 42' 01" East, 25.96 feet; North 39° 15' 07" East, 76.96 feet; North 79° 46' 00" East, 45.36 feet; South 68° 11' 00" East, 31.68 feet; South 18° 03' 56" West, 23.45 feet; South 21° 20' 01" East, 19.13 feet; South 55° 10' 16" East, 16.52 feet; North 73° 47' 49" East, 23.44 feet; South 41° 55' 04" East, 48.05 feet; South 55° 59' 13" West, 119.48 feet; South 20° 11' 49" East, 89.73 feet; South 61° 46' 38" East, 31.70 feet; North 75° 49' 56" East, 108.03 feet; South 63° 41' 44" East, 36.83 feet; South 35° 43' 00" East, 27.06 feet; South 07° 04' 48" West, 92.58 feet; South 76° 50' 34" East, 84.48 feet; North 67° 36' 38" East, 25.86 feet; South 64° 01' 27" East, 24.13 feet; South 14° 34' 28" East, 23.54 feet; South 41° 00' 20" East, 44.20 feet; South 13° 11' 37" East, 16.81 feet; South 13° 51' 10" East, 87.97 feet; South 57° 47' 41" East, 31.96 feet; South 89° 12' 01" East, 30.30 feet; North 68° 11' 34" East, 87.81 feet; ; South 68° 07' 55" East, 12.82 feet; South 69° 12' 32" East, 67.03 feet; North 86° 57' 00" East, 117.52 feet; to a point on the centerline of an existing woods road and the centerline of an 80 foot proposed easement being 40 feet in equal width on each side of the following described centerline; South 27° 11' 29" West for a distance of 101.0 feet; South 20° 04' 52" West for a distance of 67.00 feet; South 08° 19' 12" West for a distance of 119.99 feet; South 19° 58' 36" West for a distance of 30.73 feet; South 36° 22' 29" West for a distance of 27.36 feet; South 62° 13' 08" West for a distance of 37.14 feet; South 86° 17' 14" West for a distance of 77.08 feet; North 76° 27' 39" West for a distance of 53.85 feet; North 65° 49' 16" West for a distance of 51.74 feet; North 82° 26' 48" West for a distance of 42.23 feet; South 67° 37' 29" West for a distance of 173.67 feet; South 53° 48' 41" West for a distance of 63.47 feet; South 37° 41' 27" West for a distance of 65.27 feet; South 21° 59' 48" West for a distance of 89.48 feet (set ½" rebar CA-0114-LS); South 67° 28' 13" West for a distance of 52.41 feet; South 89° 29' 47" West for a distance of 559.11 feet; South 83° 16' 10" West for a distance of 99.27 feet; South 61° 45' 45" West for a distance of 37.53 feet; South 32° 42' 05" West for a distance of 187.01 feet; thence proceed South 51° 00' 16" West along the centerline of a proposed 80 foot easement being 40 feet in equal width on each side of the following described centerline for a distance of 53.52 feet to a point on the Easterly right-of-way of Shelby County Highway No. 47; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of a concave curve left having an arc length of 53.94 and a radius of 1317.67 feet for a chord bearing and distance of North 24° 55' 27" West, 53.93 feet to the P. T. of said curve; thence proceed North 26° 05' 48" West along the Easterly right-of-way of said road for a distance of 390.72 feet to the P. C. of a concave curve to the right having an arc length of 686.45 feet and a radius of 1084.86 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 07° 58' 11" West, 675.05 feet to the P. T. of said curve; thence proceed North 10° 09' 27" East along the Easterly right-of-way of said road for a distance of 225.85 feet to the P. C. of a concave curve left having an arc length of 122.66 feet and a radius of 970.05 feet; thence proceed Northeasterly along the for a chord bearing and distance of North 06° 32' 06" East, 122.58 feet (set ½" rebar CA-0114-LS), said point being located on the North boundary of the Northwest one-fourth of the Northwest one-fourth of said Section 2; thence proceed North 88° 45' 44" East along the North boundary of said quarter-quarter section for a distance of 287.64 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth, Northwest one-fourth of the Northwest one-fourth, the Northeast one-fourth of the Northwest one-fourth and the Northwest one-fourth of the Northeast one-fourth of Section 2, Township 21 South, Range 1 West, Shelby County, Alabama.
According to survey of Christopher M. Ray, Ala. Reg. No. 26017, dated the 22nd March, 2024.

Along with Ingress/Egress/Utility Easement described as follows:
Commence at a drill bit in place being the Northwest corner of the Northeast One-Fourth of the Northwest One-Fourth of Section 2, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 88 degrees 45 minutes 44 seconds East along the North boundary of said Quarter-Quarter Section for a distance of 1320.90 feet to a railroad rail in place being the Northeast corner of said Quarter-Quarter Section, said corner also being the Northwest corner of the Northwest One-Fourth of the Northeast One-Fourth; thence proceed North 88 degrees 49 minutes 35 seconds East along the

North boundary of said Northwest One-Fourth of the Northeast One-Fourth for a distance of 307.02 feet (set 1/2-inch rebar CA-0114-LS) said point being the point of beginning, said point also being a point on the centerline of an existing woods road the centerline of an 80-foot proposed easement being 40-feet in equal width on each side of the following described centerline; from this beginning point, proceed along the centerline of said existing woods road and also along the centerline of said proposed 80-foot easement the following bearings and distances: South 09 degrees 41 minutes 26 seconds West for a distance of 40.76 feet; South 29 degrees 30 minutes 39 seconds East for a distance of 44.15 feet; South 54 degrees 50 minutes 28 seconds East for a distance of 146.04 feet; South 41 degrees 04 minutes 05 seconds East for a distance of 36.95 feet; South 23 degrees 58 minutes 36 seconds East for a distance of 37.37 feet; South 04 degrees 31 minutes 01 seconds East for a distance of 26.79 feet; South 12 degrees 52 minutes 52 seconds West for a distance of 34.44 feet; South 29 degrees 49 minutes 39 seconds West for a distance of 69.83 feet; South 44 degrees 00 minutes 40 seconds West for a distance of 81.20 feet; South 49 degrees 43 minutes 35 seconds West for a distance of 152.10 feet; South 43 degrees 44 minutes 56 seconds West for a distance of 56.02 feet; South 35 degrees 50 minutes 56 seconds West for a distance of 53.01 feet; South 27 degrees 11 minutes 29 seconds West for a distance of 189.55 feet; South 20 degrees 04 minutes 52 seconds West for a distance of 67.00 feet; South 08 degrees 19 minutes 12 seconds West for a distance of 119.99 feet; South 19 degrees 58 minutes 36 seconds West for a distance of 30.73 feet; South 36 degrees 22 minutes 29 seconds West for a distance of 27.36 feet; South 62 degrees 13 minutes 08 seconds West for a distance of 37.14 feet; South 86 degrees 17 minutes 14 seconds West for a distance of 77.08 feet; North 76 degrees 27 minutes 39 seconds West for a distance of 53.85 feet; North 65 degrees 49 minutes 16 seconds West for a distance of 51.74 feet; North 82 degrees 26 minutes 48 seconds West for a distance of 42.23 feet; South 67 degrees 37 minutes 29 seconds West for a distance of 173.67 feet; South 53 degrees 48 minutes 41 seconds West for a distance of 63.47 feet; South 37 degrees 41 minutes 27 seconds West for a distance of 65.27 feet; South 21 degrees 59 minutes 48 seconds West for a distance of 89.48 feet (set 1/2-inch rebar CA-0114LS); South 67 degrees 28 minutes 13 seconds West for a distance of 52.41 feet; South 89 degrees 29 minutes 47 seconds West for a distance of 559.11 feet; South 83 degrees 16 minutes 10 seconds West for a distance of 99.27 feet; South 61 degrees 45 minutes 45 seconds West for a distance of 37.53 feet; South 32 degrees 42 minutes 05 seconds West for a distance of 187.01 feet; thence proceed South 51 degrees 00 minutes 16 seconds West along the centerline of a proposed 80-foot easement being 40 feet in equal width on each side of the following described centerline for a distance of 53.52 feet to a point on the Easterly right of way of Shelby County Highway No. 47 and the termination of said existing drive and proposed 80-foot easement.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/23/2024 02:41:44 PM
 \$411.00 PAYGE
 20240423000118770

Alex S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Highpointe 41, LLC</u>	Grantee's Name	<u>Jorge Jaimes Morales</u>
Mailing Address	<u>2120 Bishop Circle</u> <u>Pelham AL 35124</u>	Mailing Address	<u>10 Green Springs Ave So</u> <u>Birmingham, AL 35205</u>
Property Address	<u>0 Hwy 47</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>April 22, 2024</u>
		Total Purchase Price	<u>\$380,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 April 17, 2024

 Unattested

(verified by)

Print Highpointe 41, LLC

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one