

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

Send Tax Notice to:  
Highpointe Rentals, 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 Two Hundred Twenty Six Thousand Four Hundred Sixty & 00/100 dollars (\$226,460.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, The City of Calera, Alabama, an Alabama Municipal Corporation, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Highpointe Rentals, 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. 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.

\$226,460.00 of the purchase price was paid using the proceeds of a purchase money mortgage closed simultaneously herewith.

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/it/they 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 Mayor who is duly authorized to execute this conveyance, has hereto set his signature and seal this the 12th day of September, 2024.

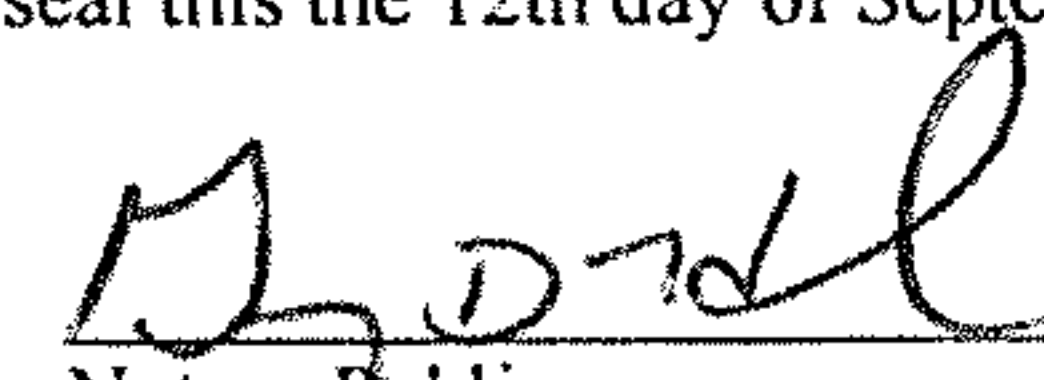
The City of Calera, Alabama

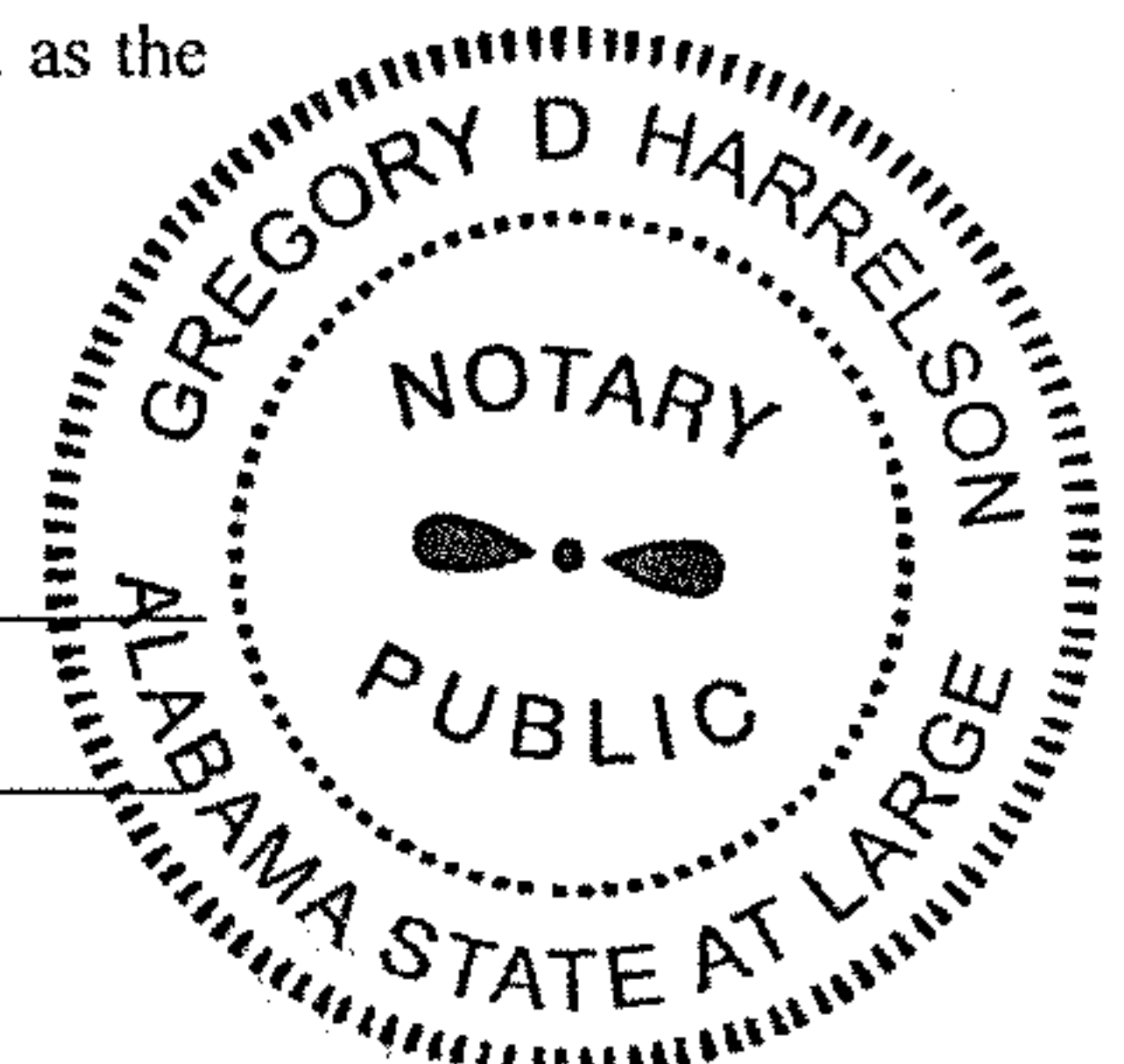
  
By: Jon G. Graham  
Its: Mayor

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jon G. Graham, whose name as Mayor of The City of Calera, Alabama, an Alabama Municipal Corporation, 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 Mayor and with full authority, executed the same voluntarily for and as the act of said Municipal Corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of September, 2024.

  
Notary Public  
My Commission Expires: 8/21/27



## EXHIBIT "A"

## LEGAL DESCRIPTION:

All that part of the N 1/2 of SW 1/4 of Section 23, Township 21 South, Range 1 West, that lies East of the Branch on the Southwest side of Elyton Public Road, said Branch running in a Northwesterly and Southeasterly direction on the Southwest side of the Elyton Public Road and which said Branch runs parallel with said dirt road. There is EXCEPTED however, the following: All lots heretofore sold off by Mrs. M.P. Roper, sometimes known as Mary P. Roper; and also, EXCEPT the following lots, to-wit: That certain lot described in that certain deed from William R. Langley and wife, Louisa Langley to Shelby Iron Company, a corporation, authorized under the laws of the State of Alabama, and dated September 29, 1888, conveying 2 acres of land, and which said deed is recorded in Deed Book 11, Page 138, in the Office of the Judge of Probate of Shelby County, Alabama. Also, EXCEPTED, that certain lot conveyed by K.E. McWilliams to Lonnie McNeal, containing 2 acres, which said deed is dated March 18, 1954, and said deed being of record in Deed Book 165, Page 303, in the Office of the Judge of Probate of Shelby County, Alabama; also EXCEPT that certain lot described in the certain deed from K.W. McWilliams to Henry Brasher and wife, said lot being in the Northeast Quarter of the Southwest Quarter of said Section 23, and more accurately described in said deed which is recorded in Deed Book 165, Page 325, in the Office of the Judge of Probate of Shelby County, Alabama.

It is intended by Grantor to and Grantor does hereby convey to Grantee all the real estate and interest therein in which it owns in the North ½ of the SW ¼ of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, whether correctly described herein or not.

Parcel # 21-6-23-3-001-004.000



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name City of Calera, Alabama  
 Mailing Address 7901 Hwy 31  
Calera, AL 35040

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

Property Address N/A

Date of Sale 09/12/2024

Total Purchase Price \$ 226,460.00

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  
 09/27/2024 03:11:19 PM  
 \$29.00 PAYGE  
 20240927000302880

*Alicia 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

☐ 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 9/12/24

Print Jon G. Graham

Unattested

Sign

*Jon G. Graham*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**