

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

Send Tax Notice to:  
Highpointe Partners, 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, The Westervelt Company, a Delaware corporation (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Highpointe Partners, 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.

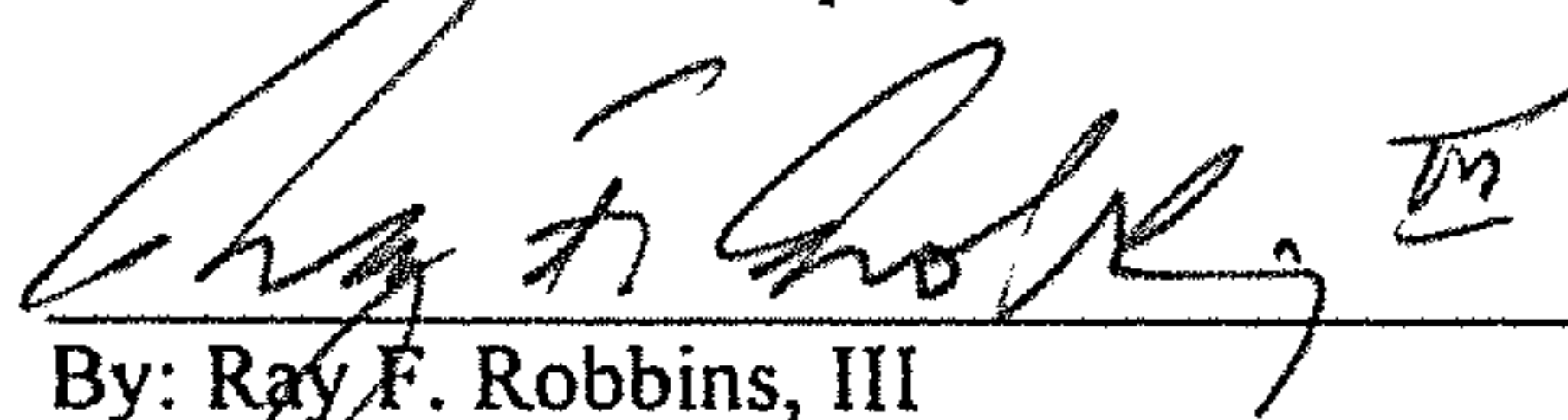
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

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 13th day of February 2025.

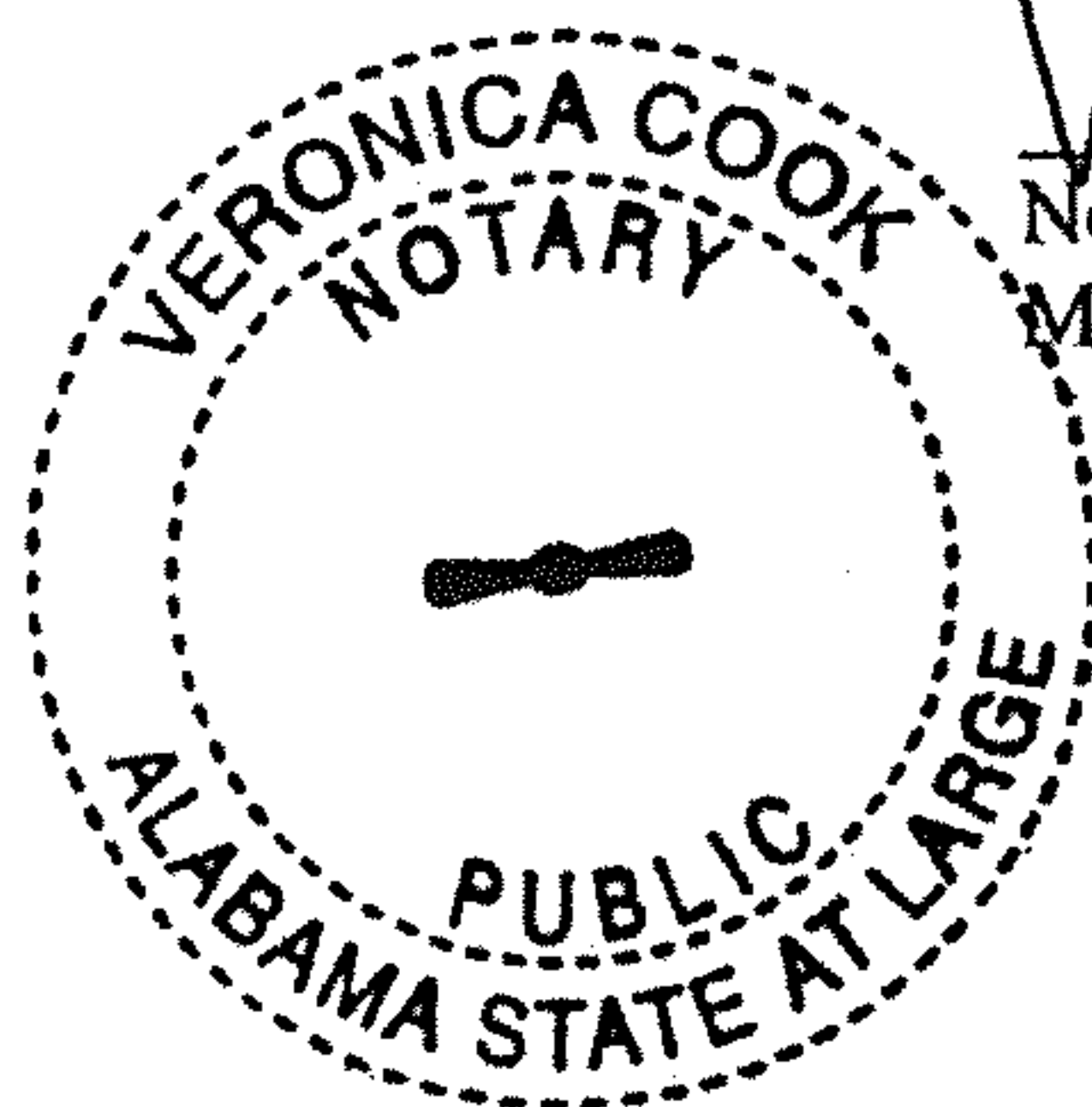
The Westervelt Company

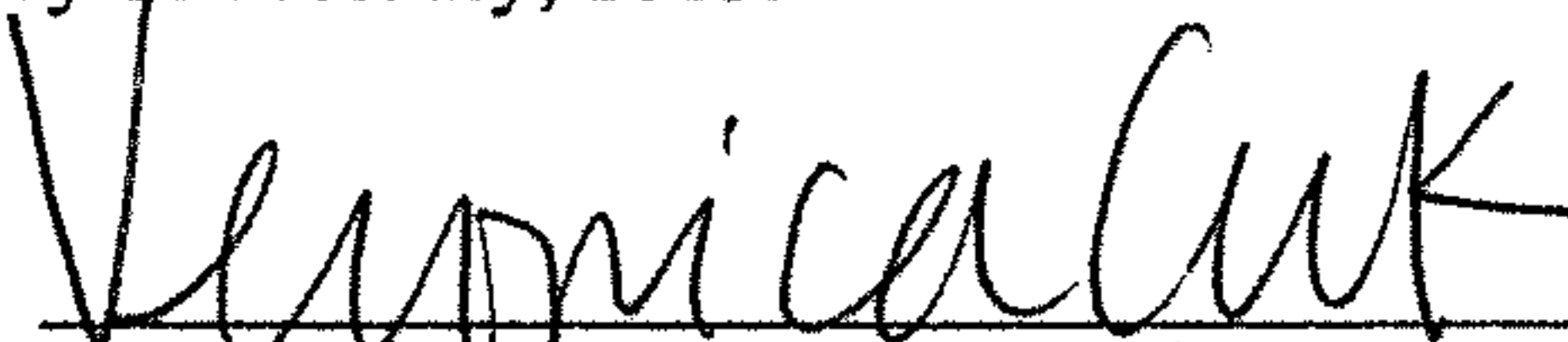
  
By: Ray F. Robbins, III  
Its: Vice President

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 The Westervelt Company 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 13th day of February, 2025.



  
Notary Public  
My Commission Expires: 4/21/25



## Exhibit "A"

## Legal Description:

Commence at a 4" x 4" concrete monument in place being the Northeast corner of the Northwest one-fourth of the Southeast one-fourth of Section 6, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00° 09' 53" East along the East boundary of said Northwest one-fourth of the Southeast one-fourth and along the East boundary of the Southwest one-fourth of the Southeast one-fourth for a distance of 2629.92 feet to a 4" x 4" concrete monument in place, said point being the Southeast corner of said Southwest one-fourth of the Southeast one-fourth of said Section 6; thence proceed South 87° 13' 50" West along the South boundary of said for a distance of 4.43 feet to a capped rebar in place (Weygand), said point being located on the Easterly right-of-way of Joiner Town Road; thence proceed North 33° 42' 44" West along the Easterly right-of-way of said Joiner Town Road for a distance of 80.54 feet (set ½" rebar CA-0114-LS), said point being the P. C. of a concave curve right having an arc length of 566.26 feet and a radius of 3815.88 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 30° 13' 53" West, 565.74 feet (set ½" rebar CA-0114-LS); 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 873.74 feet and a radius of 946.66 feet for a chord bearing and distance of North 52° 25' 16" West, 843.05 feet (set ½" rebar CA-0114-LS), said point being located on the Easterly right-of-way of Queen Road; thence proceed North 08° 42' 58" East along the Easterly right-of-way of said Queen Road for a distance of 129.99 feet (set ½" rebar CA-0114-LS), said point being the P. C. of a concave curve left having an arc length of 102.65 feet and a radius of 1530.56 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 06° 47' 41" East, 102.63 feet to the P. T. of said curve; thence proceed North 04° 52' 25" East along the Easterly right-of-way of said road for a distance of 377.43 feet (set ½" rebar CA-0114-LS); thence proceed North 85° 07' 35" West along the right-of-way of said road for a distance of 10.00 feet (set ½" rebar CA-0114-LS); 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 380.88 feet and a radius of 445.00 feet for a chord bearing and distance of North 19° 38' 47" West, 369.36 feet to the P. T. of said curve (set ½" rebar CA-0114-LS); thence proceed North 44° 09' 58" West along the Easterly right-of-way of said road for a distance of 123.76 feet (set ½" rebar CA-0114-LS), said point being the P. C. of a concave curve right having an arc length of 304.34 feet and a radius of 447.46 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 24° 40' 54" West, 298.50 feet to the P. T. of said curve (set ½" rebar CA-0114-LS); thence proceed North 05° 11' 49" West along the Easterly right-of-way of said road for a distance of 84.84 feet (set ½" rebar CA-0114-LS), said point being the P. C. of a concave curve left having an arc length of 208.64 feet and a radius of 445.00 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 18° 37' 42" West, 206.73 feet to the P. T. of said curve (set ½" rebar CA-0114-LS); thence proceed North 32° 03' 35" West along the Easterly right-of-way of said road for a distance of 33.97 feet (set ½" rebar CA-0114-LS), said point being the P. C. of a concave curve left having an arc length of 109.96 feet and a radius of 305.00 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 42° 23' 18" West, 109.37 feet (set ½" rebar CA-0114-LS), said point being located on the flare back right-of-way of said Queen Road; thence proceed North 10° 17' 01" East along the flare back right-of-way of said Queen Road for a distance of 43.13 feet (set ½" rebar CA-0114-LS) to a point on the Southerly right-of-way of Maywood Drive; thence proceed South 87° 20' 43" East along the Southerly right-of-way of said Maywood Drive for a distance of 73.30 feet; thence proceed South 80° 09' 36" East along the Southerly right-of-way of said Maywood Drive for a distance of 141.82 feet; thence proceed South 88° 19' 39" East along the Southerly right-of-way of said Maywood Drive for a distance of 59.44 feet; thence proceed North 77° 31' 15" East along the Southerly right-of-way of said Maywood Drive for a distance of 55.78 feet; thence proceed North 60° 56' 43" East along the Southerly right-of-way of said Maywood Drive for a distance of 55.65 feet; thence proceed North 44° 20' 02" East along the Southerly right-of-way of said Maywood Drive for a distance of 53.42 feet; thence proceed North 35° 59' 15" East along the Southerly right-of-way of said Maywood Drive for a distance of 50.28 feet; thence proceed North 26° 57' 08" East along the Southerly right-of-way of said Maywood Drive for a distance of 57.08 feet; thence proceed North 14° 51' 55" East along the Southerly right-of-way of said Maywood Drive for a distance of 70.65 feet (set ½" rebar CA-0114-LS); thence proceed South 66° 01' 42" East for a distance of 441.62 feet (set ½" rebar CA-0114-LS); thence proceed South 50° 05' 34" East for a distance of 357.03 feet (set ½" rebar CA-0114-LS), said point being located on the South boundary of the Southwest one-fourth of the Northeast one-fourth of said Section; thence proceed North 87° 10' 23" East along the South boundary of said quarter-quarter section which is also the North boundary of the Northwest one-fourth of the Southeast one-fourth for a distance of 270.00 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southeast one-fourth, the Southwest one-fourth of the Northeast one-fourth and the Southwest one-fourth of the Southeast one-fourth of Section 6, Township 21 South, Range 1 West, Shelby County, Alabama.



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

Grantor's Name The Westervelt Company  
 Mailing Address 1400 Jack Warner Pkwy NE  
Tuscaloosa, AL 35404

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

Property Address N/A

Date of Sale 02/13/2025

Total Purchase Price \$ 390000

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  
 02/25/2025 12:08:00 PM  
 \$32.00 JOANN  
 20250225000055850

*Allen S. Boyd*

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 2/13/25

Print Gregory D Harrison

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**