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

Send Tax Notice To:

Johanna Yyette Reed

John Bex 787

Columbia A L 7605

OUITCLAIM DEED

STATE OF ALABAMA COUNTY OF SHELBY

20250909000274590 1/4 \$32.00 Shelby Cnty Judge of Probate, AL 09/09/2025 11:33:44 AM FILED/CERT

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 and sufficiency of which are hereby acknowledged, Highpointe Rentals, LLC, an Alabama Limited Liability Company (herein referred to as GRANTOR), hereby REMISES, RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS to Johanna Yvette Reed (herein referred to as GRANTEE) all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at a capped rebar in place being the Southeast corner of the Northwest one-fourth of the Southwest one-fourth of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, said point also being the Southwest corner of the Northeast one-fourth of the Southwest one-fourth of said Section 23; thence North 89° 14' 02" East along the South boundary of the Northeast one-fourth of the Southwest one-fourth of said Section 23 for a distance of 217.59 feet to a ½" rebar in place; thence proceed North 00° 15' 05" West for a distance of 625.18 feet tom a 5/8" rebar in place; thence proceed North 89° 41' 04" East for a distance of 210.45 feet to a ½" rebar in place; thence proceed South 00° 01' 19" West for a distance of 111.50 feet (set ½" rebar CA-0114-LS), said point being the point of beginning. From this beginning point proceed South 55° 45' 29" East for a distance of 143.35 feet (set ½" rebar CA-0114-LS); thence proceed South 89° 36' 15" West for a distance of 118.53 feet; thence proceed North 00° 01' 19" East for a distance of 81.48 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama and contains 0.11 acres.

Subject to:

- 1. Ad valorem taxes due and payable October 1, 2025 and all subsequent years thereafter;
- 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. Current zoning and use restrictions.

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.

TO HAVE AND TO HOLD, to the said GRANTEE forever.

IN WITNESS WHEREOF, the said Grantor, by the undersigned who is authorized to execute this conveyance, has hereunto set his hand and seal this the $\frac{U}{U}$ day of $\frac{1}{2}$ d

Highpointe Rentals, LLC

By: John Lawley
Its: Member

STATE OF ALABAMA COUNTY OF SHELBY

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Lawley, whose name as Member of Highpointe Rentals, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledge 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.

Given under my hand and official seal this H day of Oly

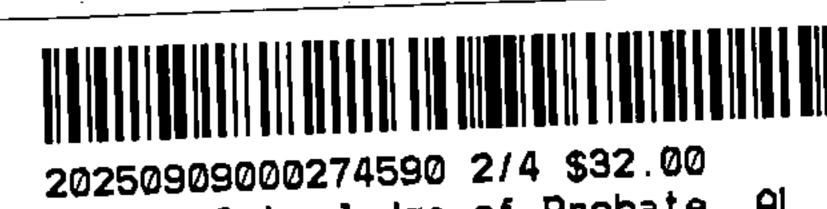
NOTARY BURIES

My Commission expires:

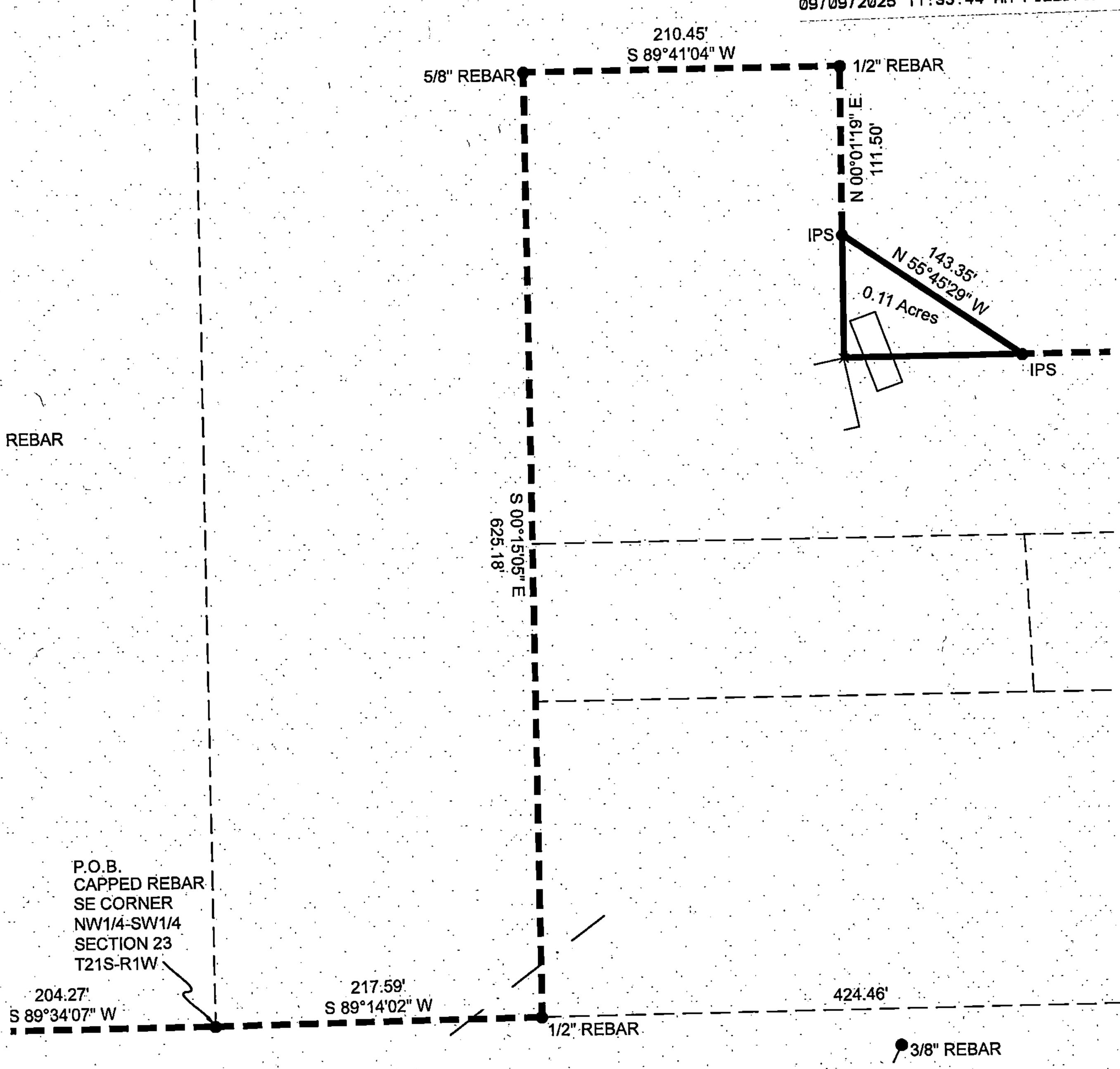
eburn 8, 2024

Shelby County, AL 09/09/2025 State of Alabama Deed Tax:\$1.00

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20250909000274590 2/4 \$32.00 Shelby Cnty Judge of Probate, AL 09/09/2025 11:33:44 AM FILED/CERT



STATE OF ALABAMA SHELBY COUNTY



20250909000274590 3/4 \$32.00 Shelby Cnty Judge of Probate, AL 09/09/2025 11:33:44 AM FILED/CER

I, Christopher M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit:

Commence at a capped rebar in place being the Southeast corner of the Northwest one-fourth of the Southwest one-fourth of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, said point also being the Southwest corner of the Northeast one-fourth of the Southwest one-fourth of said Section 23; thence North 89° 14′ 02″ East along the South boundary of the Northeast one-fourth of the Southwest one-fourth of said Section 23 for a distance of 217.59 feet to a ½″ rebar in place; thence proceed North 00° 15′ 05″ West for a distance of 625.18 feet tom a 5/8″ rebar in place; thence proceed North 89° 41′ 04″ East for a distance of 210.45 feet to a ½″ rebar in place; thence proceed South 00° 01′ 19″ West for a distance of 111.50 feet (set ½″ rebar CA-0114-LS), said point being the point of beginning. From this beginning point proceed South 55° 45′ 29″ East for a distance of 143.35 feet (set ½″ rebar CA-0114-LS); thence proceed South 89° 36′ 15″ West for a distance of 118.53 feet; thence proceed North 00° 01′ 19″ East for a distance of 81.48 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama and contains 0.11 acres.

According to my survey this the 17th day of September, 2024. (revised 12-28-2024)

Christopher M. Ray, Ala. Reg. No. 26017
Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS

Real Estate Sales Validation Form

Grantor's Name Mailing Address High point Rochald Columbia Address Property Address Property Address Grantor's Name Mailing Address Date of Sale Property Address Grantor's Name Price \$ Date of Sale 9-4-25 Total Purchase Price \$ Or Actual Value \$ Other Or Actual Value \$ Or A	This L	Document must be filed in accorda	nce with Code of Alabama 19	75, Section 40-22-1	
Property Address Actual Value Actual Value Property Address Property and their current mailing address - provide the name of the person or persons conveying interest to property and their current mailing address - provide the name of the person or persons to whom interest to property address - the physical address of the property 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. Protal 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 fast purposes will be used and the taxpayer will be penalized pursuant to Gode of Alabama 1975 § 40-22-1 (h). Print Pri	Grantor's Name	Highpointe Rentals, LLC	Grantee's Name	Johanna Yvette Reed	
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Property Address Date of Sale			- 1	Columbiana AL 35051	
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Total Purchase Price \$ Clumper Actual Value S	Property Address		Date of Sale	9-4-25	
Clument At 15:57 Actual Value The purchase price or actual Value of Property. The purchase price or actual Value damere of rins 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 If the conveyance document presented for recordation contains all of the required information referenced above, the filling of this form is not required. Instructions Grantor's name and mailling address - provide the name of the person or persons conveying interest to property and their current mailing address. Grantee's name and mailling 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. 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. 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. 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. 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. 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. 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. Actual value - if the property is not being sold, the true value of the property of the property and the contract of the property and the contract of the property and the con	•	90 Frank Strack			
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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 penality indicated in Code of Alabama 1975 § 40-22-1 (h). Print John Low W. Unattested Sign Grantor/Grantee/Owner/Agent) circle one	to property and their current mailing address.				
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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 9-4-25 Print John Lawy (Verified by)	Property address - the physical address of the property being conveyed, if available.				
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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 9-4-15 Unattested Sign (verified by) Sign	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				
Unattested Sign (Verified by) (Grantor/Grantee/Owner/Agent) circle one	accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in <u>Code of Alabama 1975</u> § 40-22-1 (h).				
(verified by) (Grantor/Grantee/Owner/Agent) circle one	Date 9-4-25	. P	rint John Lawley		
(verified by) (Grantor/Grantee/Owner/Agent) circle one	Inaffactad		ian —		
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