

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

Send Tax Notice To:
Johanna Yvette Reed
PO Box 784
Columbiana, AL 35051

QUITCLAIM 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 1/2" rebar in place; thence proceed North 00° 15' 05" West for a distance of 625.18 feet to a 5/8" rebar in place; thence proceed North 89° 41' 04" East for a distance of 210.45 feet to a 1/2" rebar in place; thence proceed South 00° 01' 19" West for a distance of 111.50 feet (set 1/2" 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 1/2" 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:

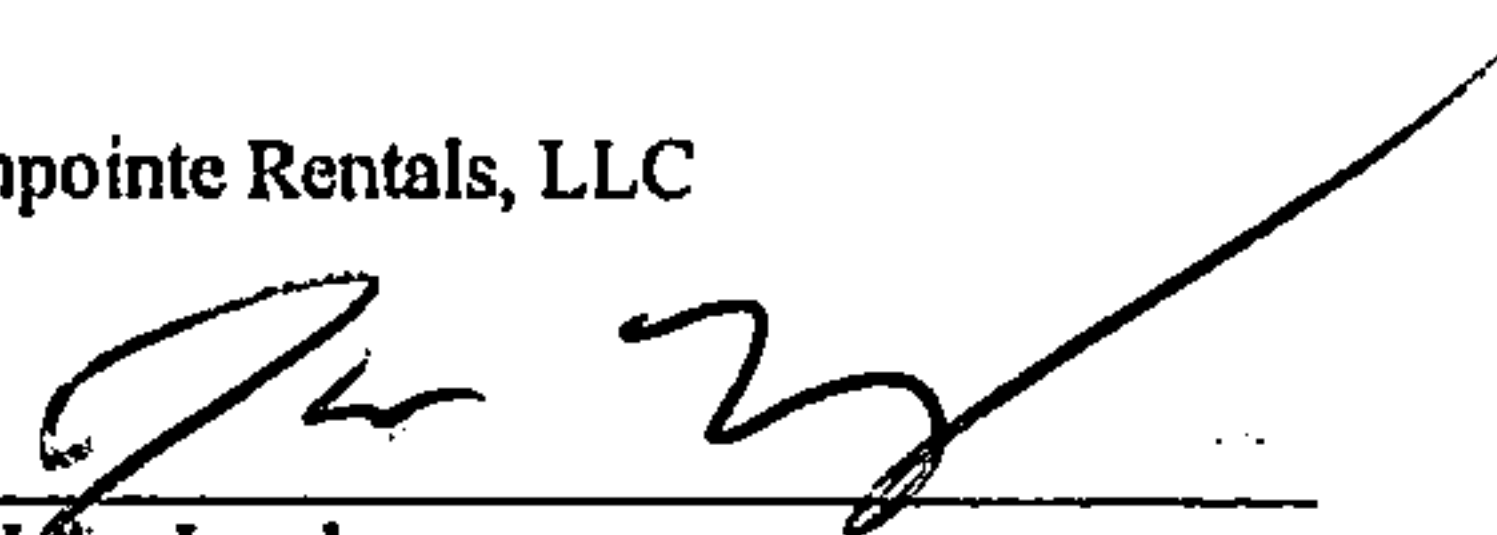
1. Ad valorem taxes due and payable October 1, 2025 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights of way and other matters of record;
3. Any mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current zoning and 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 4th day of September, 2025.

Highpointe Rentals, LLC

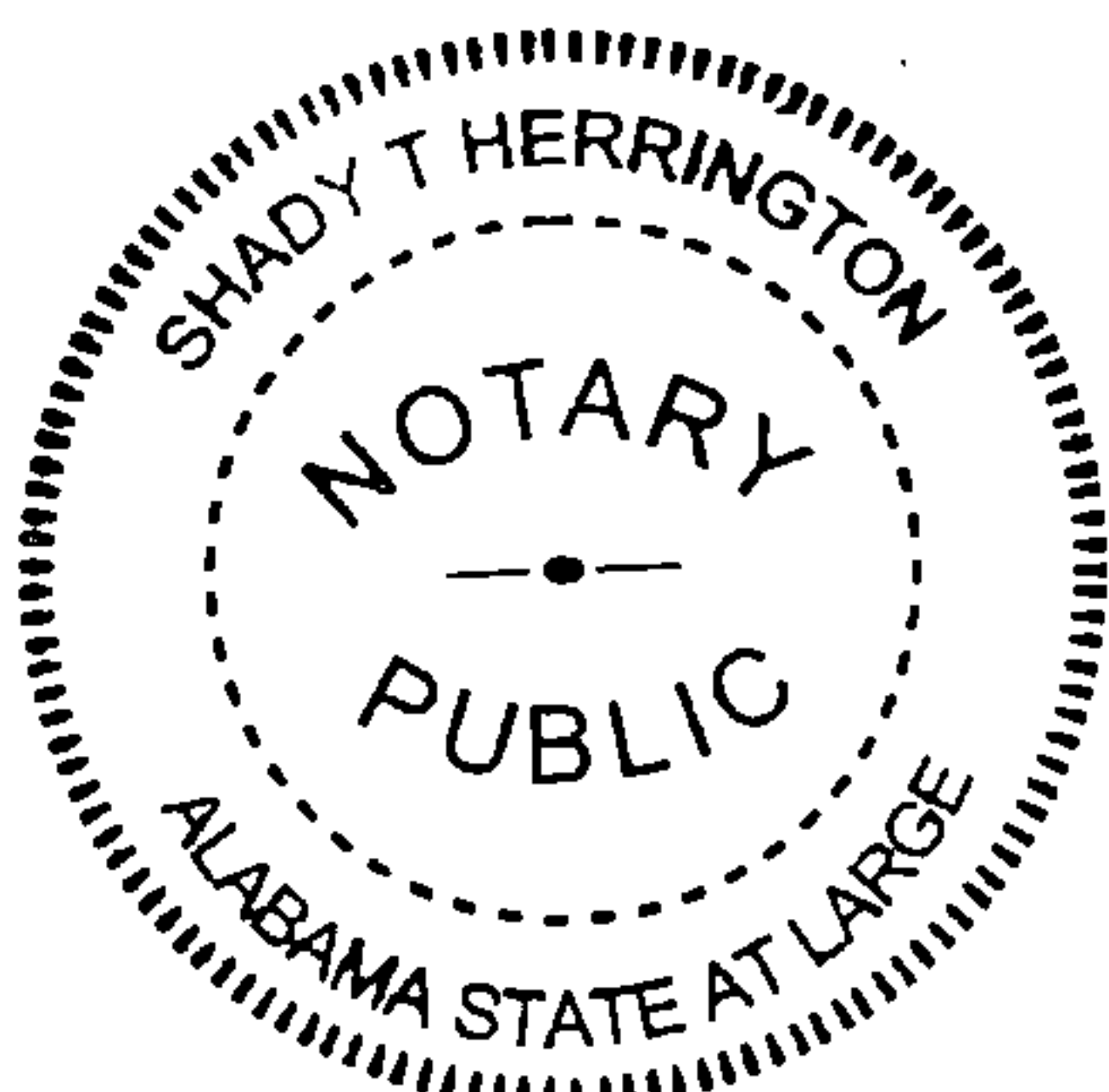

By: John Lawley
Its: Member

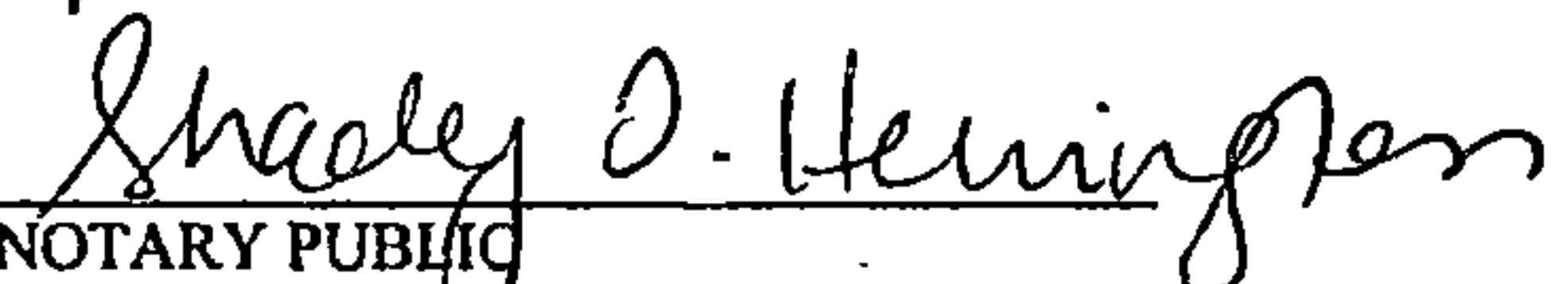
STATE OF ALABAMA)
COUNTY OF SHELBY)

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 4th day of September, 2025.

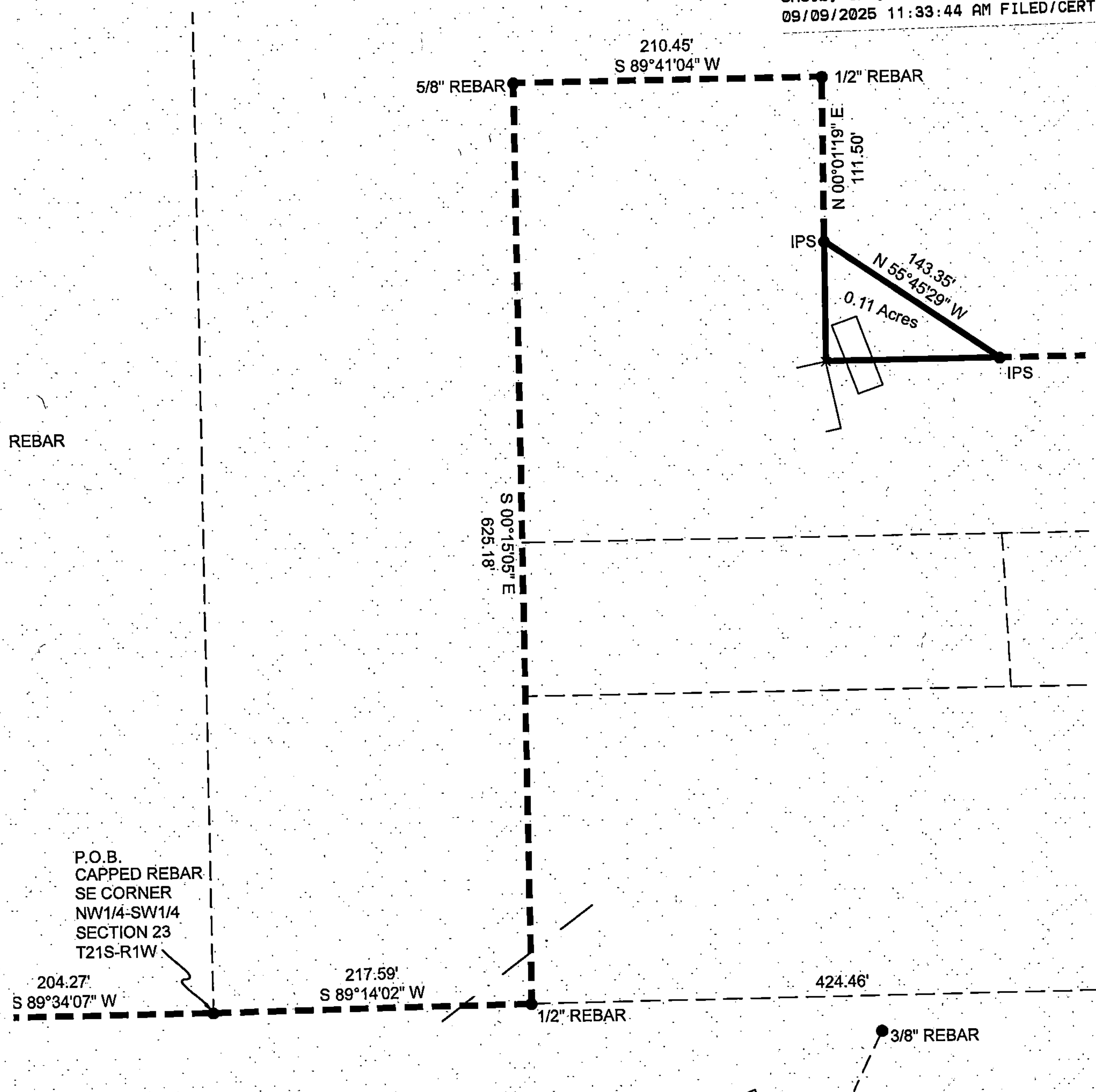



NOTARY PUBLIC
My Commission expires: February 8, 2026

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



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
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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 to 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

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

Grantor's Name Highpointe Rentals, LLC
Mailing Address John Lowley
120 Bishop Circle
Pelham, AL 35242

Grantee's Name Johanna Yvette Reed
Mailing Address PO Box 794
Columbia, AL 35051

Property Address 90 Grove Street
Columbia, AL 35051

Date of Sale 9-4-25
Total Purchase Price \$ 0

or
Actual Value \$

or
Assessor's Market Value \$ 732⁰⁰

see legal description
and drawing to
clear adverse possession



20250909000274590 4/4 \$32.00
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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 9-4-25

Print John Lowley

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1