



20251010000313340 1/4 \$730.00
Shelby Cnty Judge of Probate, AL
10/10/2025 11:24:59 AM FILED/CERT

Deed Prepared By:
Ashlee G. Taylor, Esq
ProSolvent Legal Group
2000 Southbridge Pkwy Suite 125
Birmingham, AL 35209

Property Address:
208 Griffin Park Drive
Birmingham, AL 35242

Grantee's Address:
208 Griffin Park Drive
Birmingham, AL 35242

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of (\$10.00) and other good and valuable consideration in hand paid to Highpointe Investments, LLC, a Limited Liability Company (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Griffin Park Homeowners Association Inc., a Corporation (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

The above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

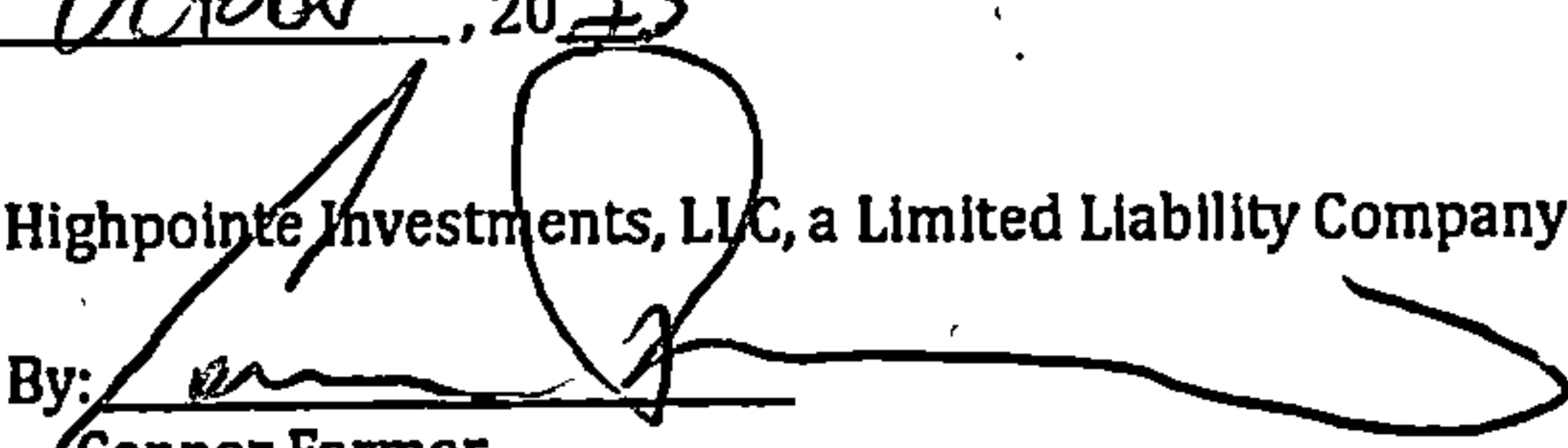
TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 9th of October, 2025

Highpointe Investments, LLC, a Limited Liability Company

By: 
Connor Farmer

Shelby County, AL 10/10/2025
State of Alabama
Deed Tax: \$699.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

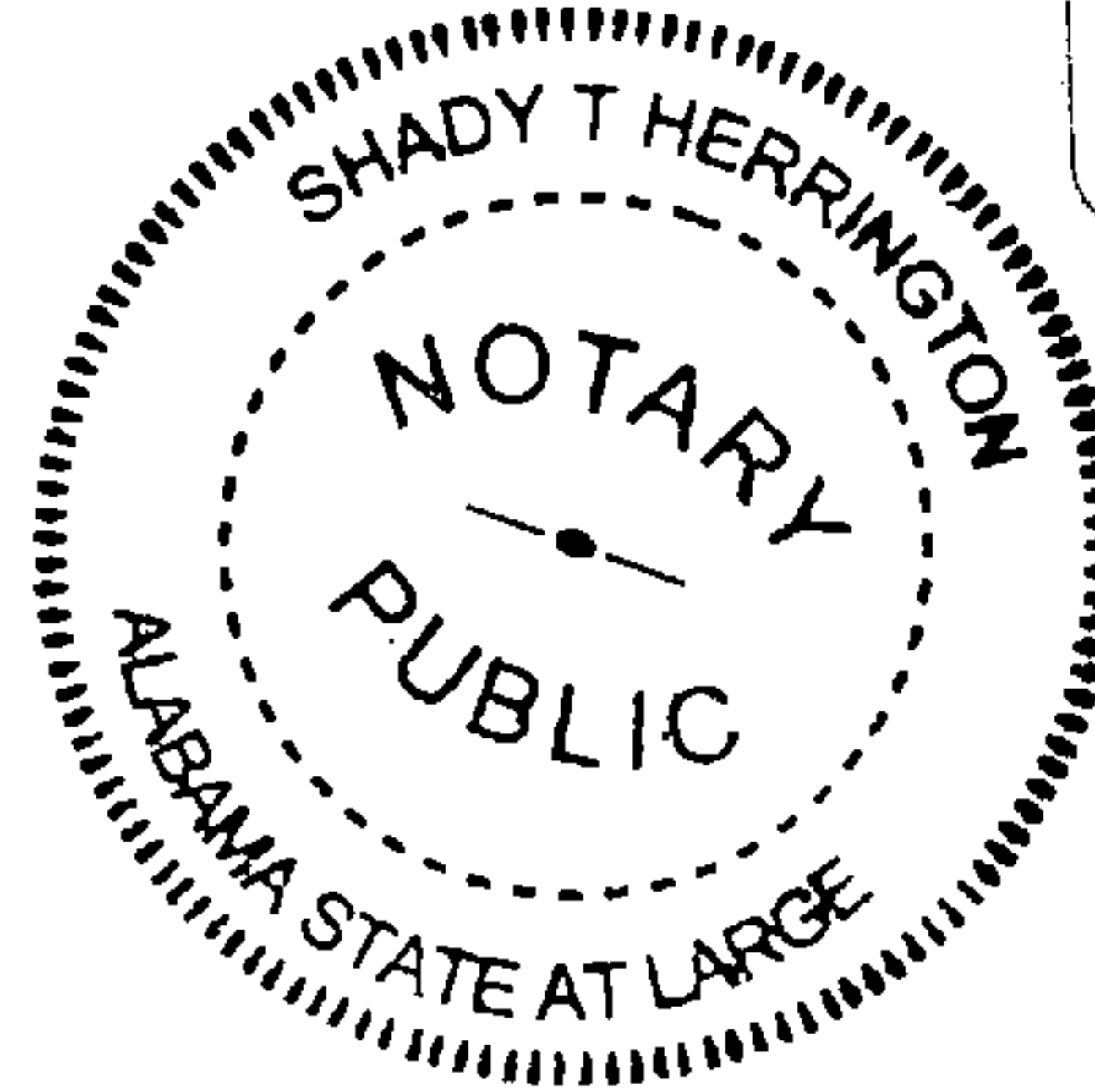
I, Shady Herrington, a Notary Public, in and for said County in said State, hereby certify that Connor Farmer of Highpointe Investments, LLC whose name as Connor Farmer of Highpointe Investments, LLC, a Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 9th day of October, 2025.

Shady T. Herrington

Notary Public

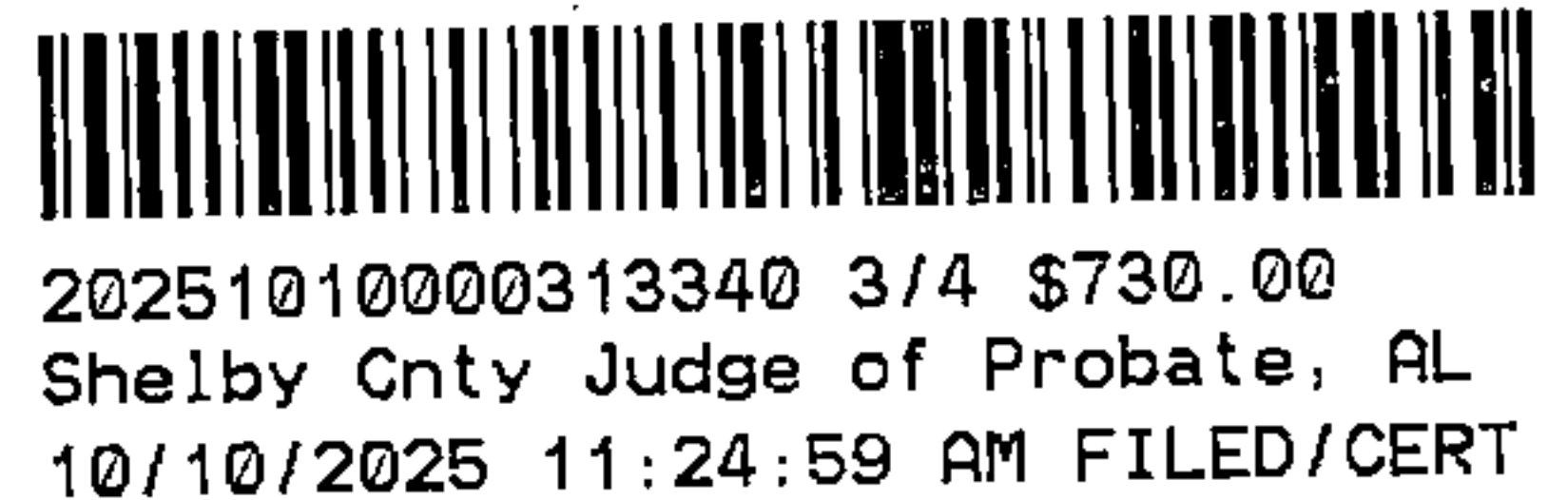
My Commission Expires: Feb 8, 2026



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EXHIBIT "A"

Property Address: 208 Griffin Park Drive
Birmingham, AL 35242



The following described property as to wit:

Lot 3, according to the Survey of Eagle Point Griffin Park Commercial Sector, as recorded in Map Book 49, Page 20, in the Probate Office of Shelby County Alabama.

Together with rights, title and interest as set out in that certain ingress, Egress, Utility and Cross Parking Easement as recorded in Map Book 49, Page 20 in the Probate Office of Shelby County, Alabama.

HIGH POINE INVESTMENTS

120 BISHOP CIRCLE

SUITE 200

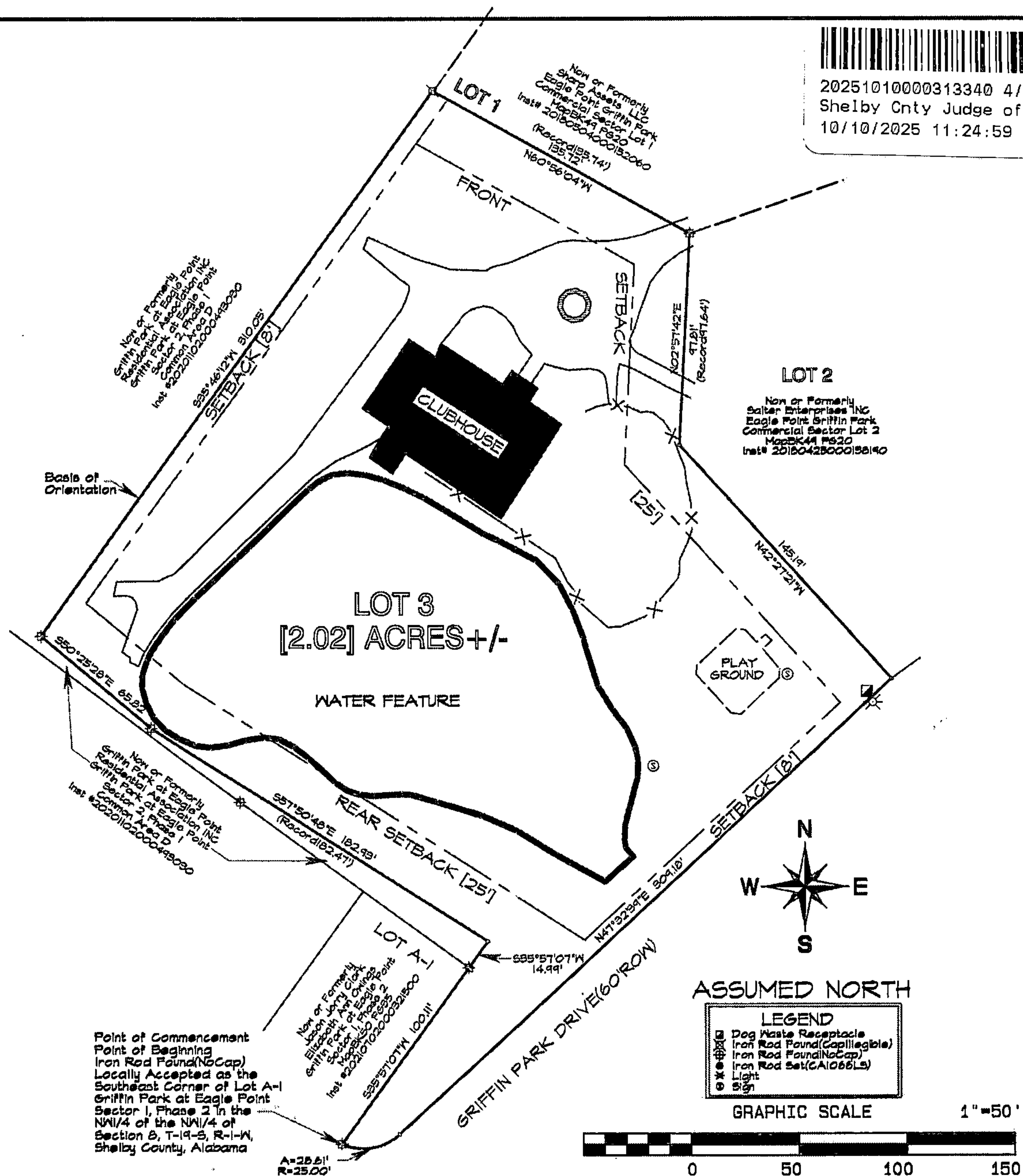
PELHAM, ALA 35124

CURRENT MARKET VALUE

\$ 698,760 ⁰⁰/₁₀₀



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**BOUNDARY SURVEY OF LOT 3 OF THE EAGLE POINT GRIFFIN PARK COMMERCIAL SECTOR
IN THE NW1/4 OF THE NW1/4 OF SECTION 8, T-19-S, R-1-W, SHELBY COUNTY, ALABAMA**

Commencing and Beginning at an Iron Rod Found(NoCap) locally accepted as being the Southeast Corner of Lot A-1 as shown on the Griffin Park at Eagle Point Sector 1, Phase 2 recorded in Map Book 50 at Page 95 lying in the NW1/4 of the NW1/4 of Section 8, T-19-S, R-1-W, Shelby County, Alabama; thence along a curve to the Left L.C.=25.61/R=25.00 having a chord bearing of N60 14'50"E, 21.07 feet to an Iron Rod Set(CA1066LS) on the West margin of Griffin Park Drive(60'ROW); thence N47 32'34"E, 304.18 feet along the West margin of said drive to an Iron Rod Set(CA1066LS); thence N42 27'21"W, 145.19 feet to an Iron Rod Set(CA1066LS); thence N02 57'42"E, 97.81 feet(Record#164) to an Iron Rod Found(NoCap); thence N60 56'04"W, 155.72 feet(Record#574) to an Iron Rod Found(Capillieable); thence S55 46'12"W, 310.05 feet to an Iron Rod Found(NoCap); thence S50 25'28"E, 65.62 feet to an Iron Rod Found(NoCap); thence S51 50'48"E, 182.43 feet(Record#247) to an Iron Rod Set(CA1066LS); thence S55 57'07"W, 14.99 feet to an Iron Rod Found(NoCap); thence S55 57'07"W, 100.11 feet to the point of beginning.

Said parcel of land being Lot 3 of the Eagle Point Griffin Park Commercial Sector in the NW1/4 of the NW1/4 of Section 8, T-19-S, R-1-W, Shelby County, Alabama and containing [2.02] acres more or less.

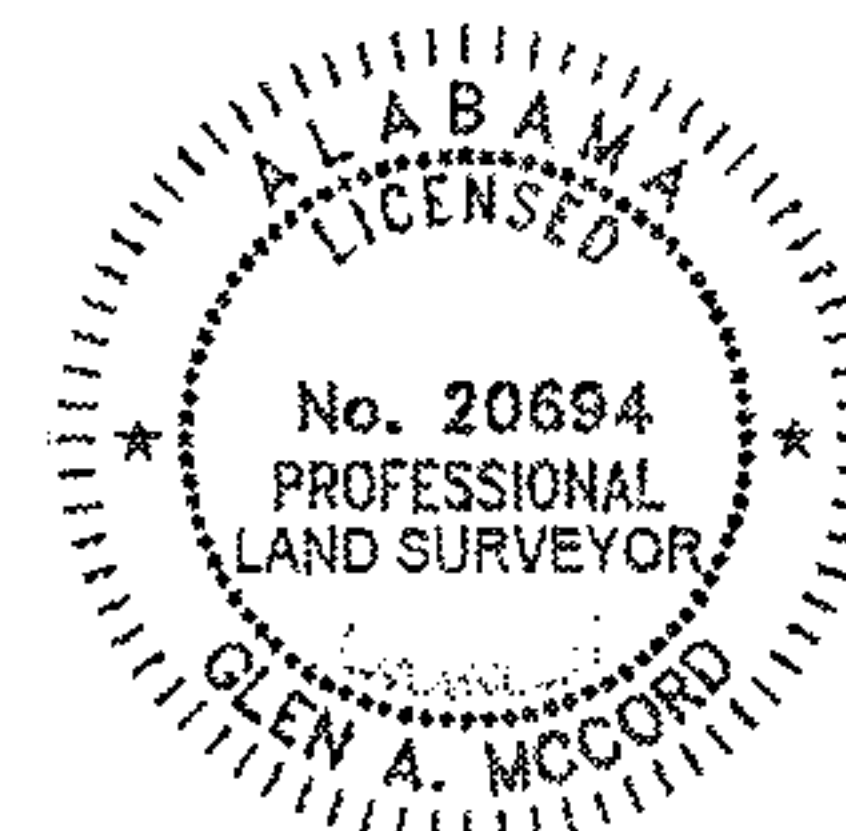
State of Alabama
Shelby County

I hereby certify or state that all parts of this map of survey have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Glen A. McCord
Esq., P.E., P.L.S.
Digitally signed by Glen A. McCord, Esq., P.E., P.L.S.
Date: 2025.09.17 13:16:00 -0500
Glen McCord, Esq., P.E., P.L.S.
AL Reg. No. 20694/CA1066LS
2016 Shadow Oaks Circle
Wilsonville, Alabama 35166
205.718.4047
gmccord@engsolutionsllc.com

SURVEYOR NOTES

1. TYPE OF SURVEY - This is a Boundary Survey, made on the ground under the supervision of a registered land surveyor. This is a Boundary Survey only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
2. FIELD INSTRUMENT - The theodolite and electronic distance measuring equipment used for this survey was the SOKKIA IX Total Station.
3. UTILITIES - No utilities either underground or visible are shown on the survey. No excavation of underground utilities, underground encroachments, underground mines, or subsurface building foundations was made as a part of this survey.
4. TITLE REPORT - This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.
5. SCALED DATA - Attention is directed to the fact that this survey may be reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
6. SURVEY DATES - The date of field survey, listed is the last time that either field or office personnel were on the site and the last direct knowledge that this surveyor has of site conditions. Data of plot preparation and date of signature (also listed), have no relationship to actual site conditions as depicted on this map.
7. No instruments of record reflecting easements, right-of-way, and/or ownership were furnished this surveyor except as noted.
8. Unless stated otherwise hereon, this survey was prepared without the benefit of an abstract or title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search or legal judgment rendered on the property.
9. Liability of the undersigned for the survey shown shall not exceed the amount paid for this survey.



Atty Ashley Taylor - Probate Legal Bro ataylor@probaivent.com	
Scale: 1"=50'	803 Griffin Park Dr, Bldg. AL 30642
Date: 9/17/2025	Shelby County, Alabama
NW1/4 NW1/4 Dec 8 T19S R1W	