

Exhibit "A"

Deed Restrictions

Residential Subdivision

- A) No mobile or manufactured homes shall be allowed on any lot
- B) Minimum floor area shall be 1,800 square feet of living area for a 1 story residence and 2,200 square feet for a one-half story residence.
- C) No boats, trailers or recreational vehicles may be parked in any location that is visible from the roadway for a period of more than 48 hours, if boats and recreational vehicles and the like may be stored indefinitely, if they are stored in such a manner that they are incapable of being seen from another lot or homesite.
- D) Any lot owner intending to install a fence along the roadway frontage portion of the lot must construct a four-rail split fence using square posts and 2' x 6' slats with a black/dark finish, to maintain uniformity along the roadway. Any other lot line may be fenced with any other material and style that is not along the front roadway portion of the lot.

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 Partners LLC
 Mailing Address 120 Bishop Circle
 Pelham, AL 35124

Grantee's Name Winford Homecrafters LLC
 Mailing Address PO Box 536
 Helena, AL 35080

Property Address 7 Queen Road
 Columbiana, AL 35051

Date of Sale 03/03/2026
 Total Purchase Price \$ 85,000.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$

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 3/3/2026

Print Wes Davis

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 nattede
 Judge of Probate, Shelby County Alabama, County
 Clerk (verified by)
 Shelby County, AL
 03/12/2026 03:28:11 PM
 \$29.00 JOANN
 20260312000073090

Print Form

Allie S. Boyd

Form RT-1