

**Property Address:**  
421 Pumpkin Hollow Road  
Sterrett, AL 35147

**Grantee's Address:**  
3205 Woodford Way  
Birmingham, Alabama 35242

**WARRANTY DEED**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Stewart M. Dansby, and spouse (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Claude E. Wood, a married man (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.

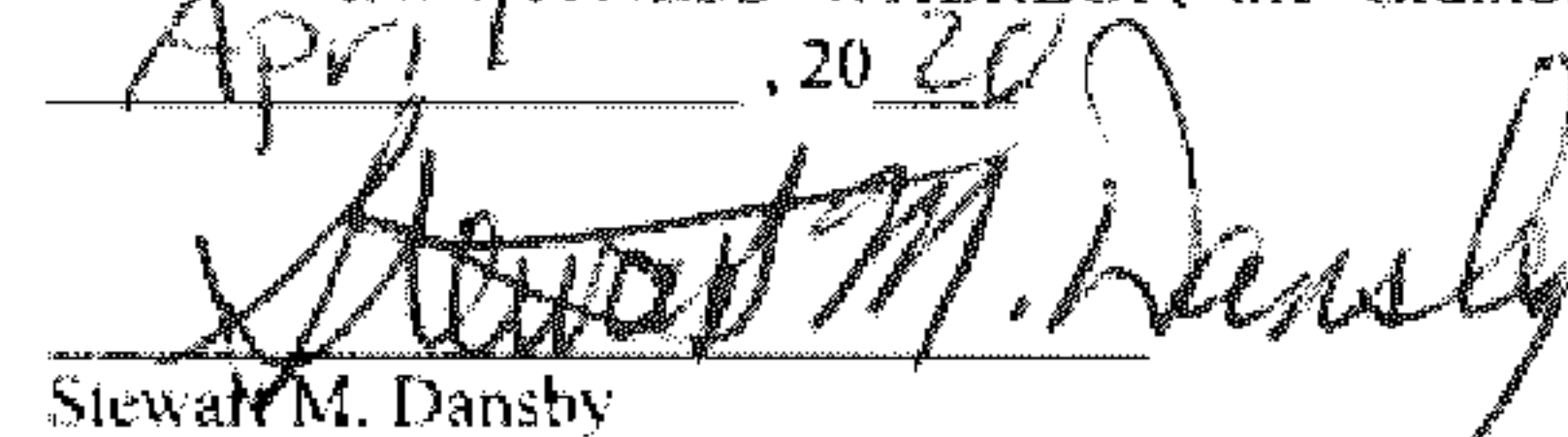
THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

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.

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.

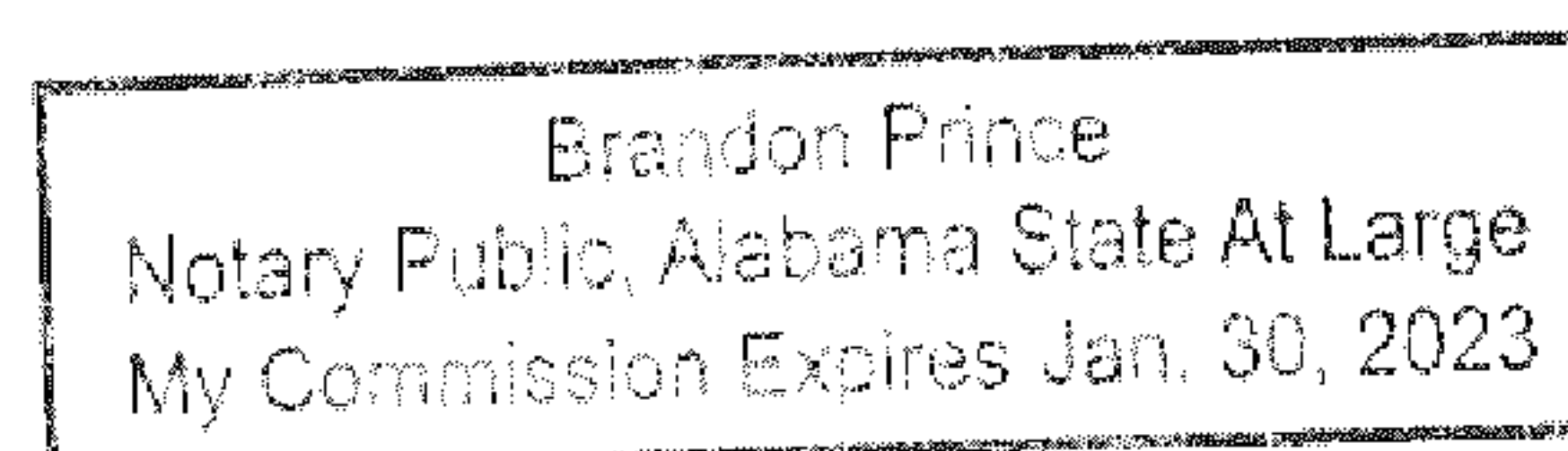
IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 13<sup>th</sup> of April, 2020  
  
Stewart M. Dansby

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Stewart M. Dansby whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 2020.

  
Notary Public  
My Commission Expires: 1-30-2023



**EXHIBIT "A"**

**Property Address: 421 Pumpkin Hollow Road  
Sterrett, AL 35147**

Unit No. 20, as shown on Amended Map of Pumpkin Hollow- A Condominium, as recorded in Map Book 18, pages 54- A through F, inclusive, in Probate Office of Shelby County, Alabama, as established by that certain Declaration of Condominium of Pumpkin Hollow - A Condominium, which is recorded in Real Record 324, page 16; Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, recorded in Instrument 1994-04159; Second Amended and Restated Declaration of Condominium, recorded in Instrument #1994-10609; Third Amended and Restated Declaration of Condominium as recorded in Instrument 20021105000547150, Fourth Amended and Restated Declaration of Condominium as recorded in Instrument 20050907000462110, Fifth Amended and Restated Declaration of Condominium as recorded in Instrument 20060424000189880, Sixth Amendment to Declaration of Condominium as recorded in Instrument 20180202000037210; together with the Articles of Incorporation of Pumpkin Hollow Association, Inc., recorded as Exhibit D; and in Real 43, page 189 and the By- Laws of Pumpkin Hollow Association, Inc., as recorded as Exhibit C, and Amended and Restated By-Laws of Pumpkin Hollow Association Inc., as recorded as Instrument 1994-04160; Amendment to Amended and Restated By-Laws in Instrument 20060424000189890, Amendment to Amended and Restated By-Laws as recorded in Instrument 20110120000021450, Amendment to the By- Laws as recorded in Instrument 20180202000037220 together with an undivided interest in the common elements of the condominium, as set forth in said Declaration of Condominium of Pumpkin Hollow - A Condominium, as amended, subject to dilution provisions set forth in Article VI, Item 4, and Article XXI of said amended declaration of condominium.

# Real Estate Sales Validation Form

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

Grantor's Name Stewart M. Dansby  
Mailing Address \_\_\_\_\_

Grantee's Name Claude E. Wood  
Mailing Address 3205 Woodford Way  
Birmingham, AL 35242

20200507000180130 05/07/2020 01:13:23 PM DEEDS 3/3

Property Address 421 Pumpkin Hallow Road  
Sterrett, AL 35147

Date of Sale April 13, 2020  
Total Purchase Price \$300,000.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/07/2020 01:13:23 PM  
\$331.00 CHERRY  
20200507000180130

*Ann S. Byrd*

or  
Actual Value \$  
or  
Assessor's Market Value \$303,000.00

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

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 4-13-2020

Print Brandon Prince

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one