

20210114000023660
01/14/2021 02:19:00 PM
DEEDS 1/5

2020 14168
Recorded in the Above
DEED Book & Page
12-02-2020 04:13:56 PM
Mike Bowling - Judge of Probate
Shelby County, Alabama

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Anthony H. Oglesby
322 bay Hill Drive
Daphne, Alabama 36526

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Four Hundred Ninety Thousand and 00/100 Dollars (\$490,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Robert S. Briggs and his wife, Lynn B. Briggs,
Robert M. Bryan, Jr. and his wife, Linda M. Bryan,
and
Dan W. Bryan, an unmarried person**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Anthony H. Oglesby

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

see Exhibit "A" attached hereto

Subject to: (1) 2021 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

Parcel I being conveyed is one and the same as property conveyed in deeds recorded in Volume 89, page 663; Book 271, page 242, corrected by Instrument 2006-7704; Instrument S9700216; Instrument 2006-7707; Instrument 2002-2202 and Instrument 2006-11281.

TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **his** heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, **his** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 22 day of
October, 2020.

20210114000023660 01/14/2021 02:19:00 PM DEEDS 2/5

Robert M. Bryan, Jr. (Seal) Linda M. Bryan (Seal)
Robert M. Bryan, Jr. Linda M. Bryan

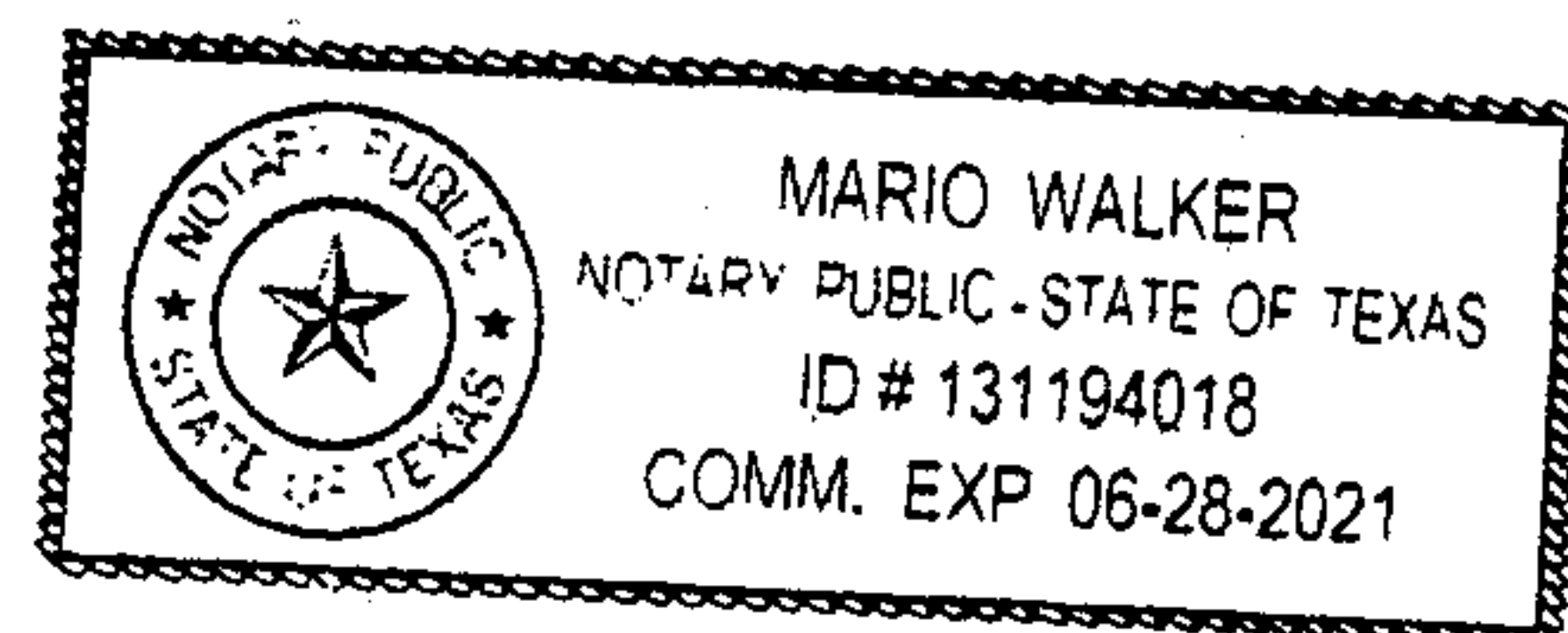
STATE OF Texas
Fort Bend COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that
Robert M. Bryan, Jr. and Linda M. Bryan, whose names are signed to the foregoing conveyance, and
who are known to me, acknowledged before me on this day, that being informed of the contents of the
conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of October, 2020.

Mario Walker
Notary Public

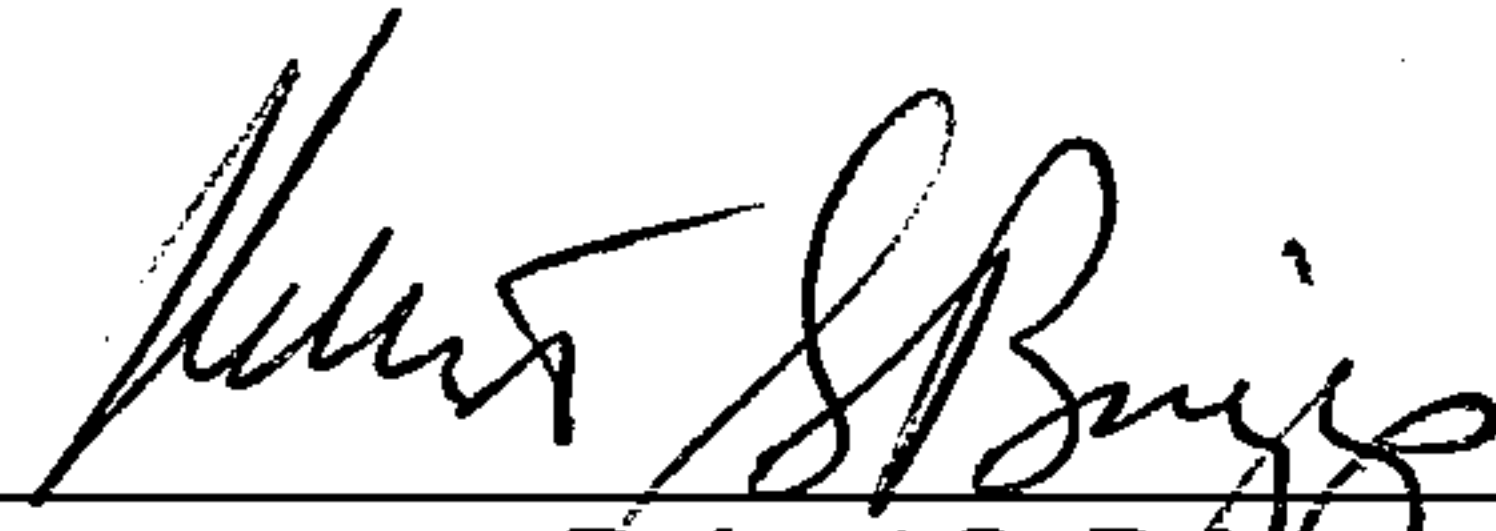
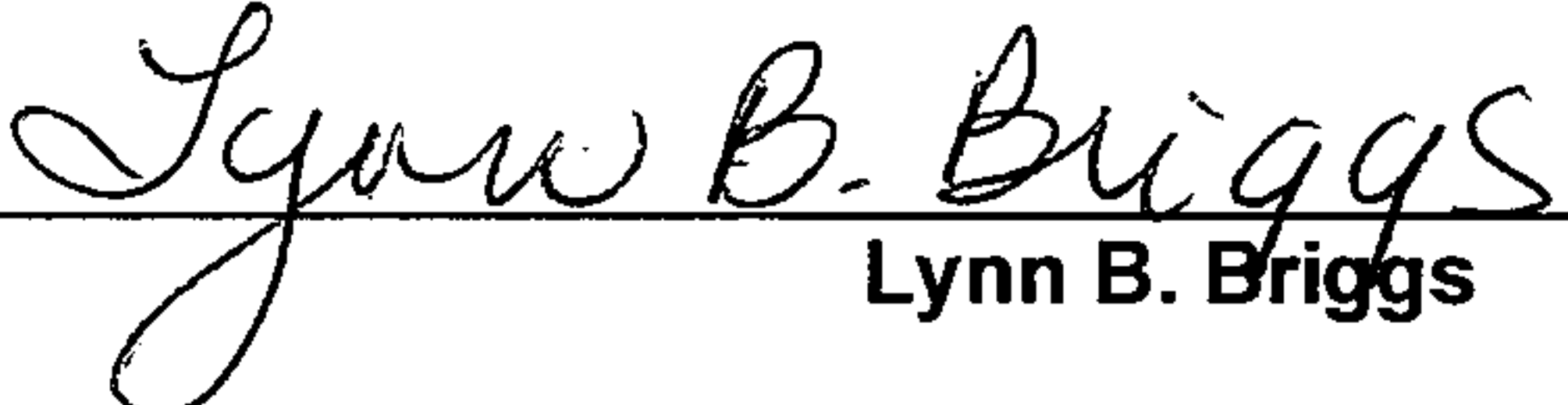
My Commission Expires: 6/28/2021



IN WITNESS WHEREOF, we have set our hands and seals, this **26th day of**

October, 2020.

20210114000023660 01/14/2021 02:19:00 PM DEEDS 3/5

 (Seal)  (Seal)
Robert S. Briggs **Lynn B. Briggs**

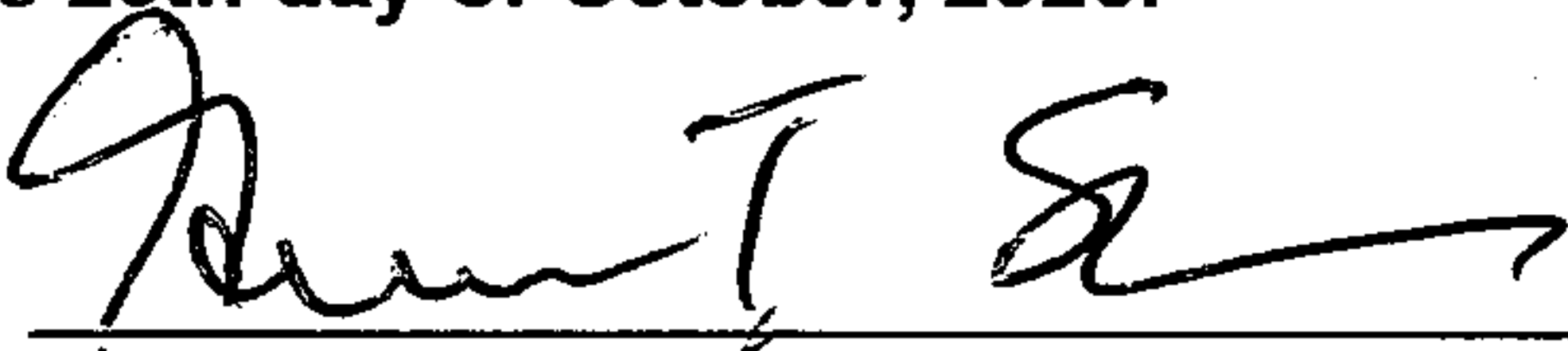
 (Seal)
Dan W. Bryan

STATE OF ALABAMA

JEFFERSON COUNTY

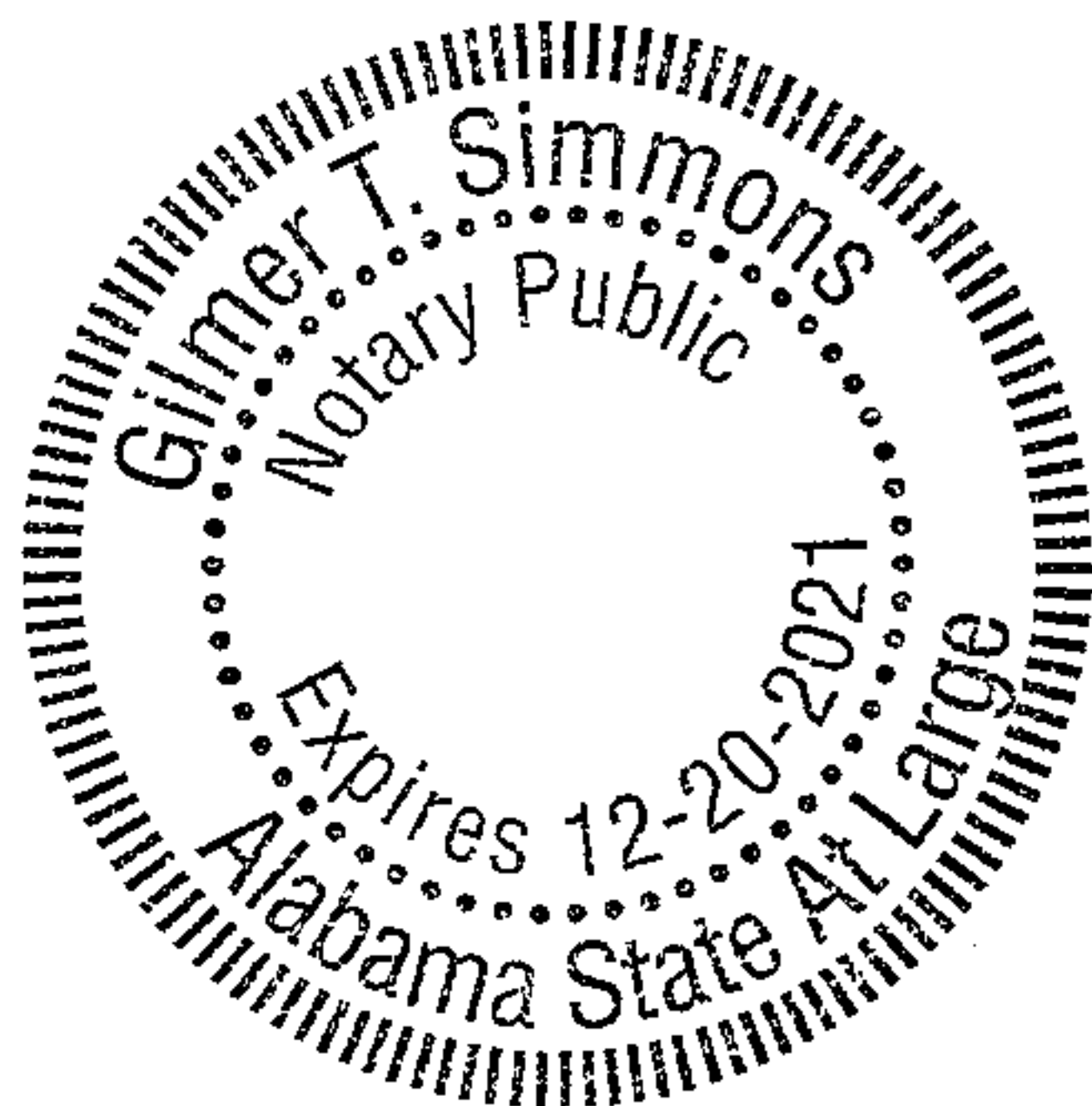
I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Robert S. Briggs, Lynn B. Briggs, and Dan W. Bryan**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **26th day of October, 2020.**



Notary Public

My Commission Expires: 12/20/2021



2020 14171

Recorded in the Above

DEED Book & Page

12-02-2020 04:17:51 PM

EXHIBIT A

PARCEL I:

The North 1/2 of SW 1/4; the South 1/2 of the NW 1/4 and the SW 1/4 of the SW 1/4 of Section 32, Township 17 South, Range 2 East, St Clair County, Alabama.

PARCEL II:

The NE 1/4 of the NE 1/4 of Section 6, Township 18 South, Range 2 East, Shelby County, Alabama.

PARCEL III:

The South 1/2 of the NE 1/4 of Section 6, Township 18 South, Range 2 East, Shelby County, Alabama.

Book/Pg: 2020/14168

Term/Cashier: 5 PC-PROB-REC-01 / svann

Tran: 11846.314093.447149

Recorded: 12-02-2020 16:14:22

CER Certification Fee 3.00

DFE Deed Tax 490.00

MHF Mental Health Fee 6.50

PJF Special Index Fee 5.50

REC Recording Fee 15.00

Total Fees: \$ 520.00

2020 14172
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 12-02-2020 04:13:56 PM
 Mike Bowling - Judge of Probate
 St. Clair County, Alabama

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Robert S. Briggs**

Date of Sale: **October 26th, 2020**

Grantor Name: **Lynn B. Briggs**

Mailing Address: **320 acres, more or less, located in Shelby & St. Clair Counties**

Total Purchase Price: **\$490,000.00**

Or

Actual Value: \$ _____

Property Address: **320 acres, more or less, located in Shelby & St. Clair Counties**

Or

Assessor's Market Value: \$ _____

Grantee Name: **Anthony H. Oglesby**

Mailing Address: **322 Bay Hill Drive**

Daphne, Alabama 36526

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 Section 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 Section 40-22-1 (h).

Date: 10/26/2020

Print: Gilmer T. Simon

Unattested
 (verified by)

Sign: [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/14/2021 02:19:00 PM
 \$38.00 JESSICA
 20210114000023660

Allen S. Bayl