

State of Alabama)  
County of Shelby)

**Warranty Deed**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of four hundred twenty five thousand and no/100 dollars (\$425,000.00) being the contract sales price, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, Wayne N. Hoar and spouse Kathryn J. Hoar (**Grantors**) whose address is 2970 Cherokee Road, Mountain Brook, Alabama 35223 do grant, bargain, sell and convey unto Dick Dowling Briggs, III and Elizabeth Donahoo Briggs (**Grantees**) whose address is 3315 East Briarcliff Road, Mountain Brook, Alabama 35223, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Unit No. 31, as shown on the Resurvey of Pumpkin Hollow- A Condominium, as recorded in Map Book 18, Page 54 A through F, inclusive, in the 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, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded as Instrument #: 1994-04159, as further amended by Second Amended and Restate Declaration of Condominium, which is recorded as Instrument #: 1994-10609, together with an undivided 1/42 interest in the common elements of the condominium, as set forth in said Declaration of Condominium of Pumpkin Hollow-A Condominium, which is recorded in Real Record 324, Page 16 as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, a Condominium, which is recorded as Instrument # 1994-04159, as further amended by Second and Restated Declaration of Condominium, which is recorded as Instrument #: 1994-10609, subject to dilution provisions set forth in Article VI, Item 4, and Article XXI, of said amended declaration of condominium. aka 543 Hickory Flats Lane, Sterrett, Alabama 35147  
Situated in Shelby County, Alabama.

**Subject to:**

Ad Valorem Taxes due October 1, 2022.

Transmission line permits to Alabama Power Company as recorded in Deed Book 208, Pages 572 and 593, in Probate Office. (as to that portion of caption lands lying in Sections 17 and 18, Township 18 South, Range 2 East)

Easement to Alabama Power Company as recorded in Deed Book 82, Page 156 (as to that portion of caption lands lying in Section 19 and 20, Township 18 South, Range 2 East)

Title to minerals underlying caption lands situated in the E 1/2 of the SE 1/4, and SW 1/4 of SE 1/4, Section 17, Township 18 South, Range 2 East, as reserved in Deed Book 25, Page 445, in the Probate Office of Shelby County, Alabama.

Title to minerals underlying a portion of caption lands as reserved in deed from Champion International Corporation to Charlotte W. Poe, recorded in Real Record 123, Page 278, and Deed Book 356, Page 667, in Probate Office.

Any portion of caption lands lying in Section 18 and 19, Township 18 South, Range 2 East, that may lie within a public road right of way.

Right of way to Southern Bell Telephone & Telegraph Company, as recited in Deed Book 90, Page 345, in the Probate Office of Shelby County, Alabama.

Title to minerals underlying the N 1/2 of SW 1/4 of NE 1/4, Section 19, Township 18 South, Range 2 East, as reserved in Real Record 213, Page 977, in the Probate Office of Shelby County, Alabama.

Easement to Shelby County as recorded in Real Record 177, Page 566, as to the SE 1/4 of SE 1/4, Section 18, Township 18 South, Range 2 East, in the Probate Office of Shelby County, Alabama.

Transmission line permits to Alabama Power Company as recorded in Deed Book 208, Page Page 593, as to the NW 1/4 of SE 1/4 of NE 1/4, Section 19, Township 18 South, Range 2 East, in the Probate Office of Shelby County, Alabama.

Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Real Record 244, Page 65, in the Probate Office of Shelby County, Alabama.

Covenants, conditions, restrictions, reservations, easements, liens for easements, options, powers of attorney and limitation on title created by the Alabama Condominium Ownership Act, Sections 35-8-1 and 35-8A Code of Alabama, 1975, and as set forth: in the Declaration of Condominium of Pumpkin Hollow- A Condominium, which is recorded in Real Record 324, Page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded as Instrument #: 1994-04159, as further amended by Second Amended and Restate Declaration of Condominium, which is recorded as Instrument #: 1994-10609; in the Articles of Incorporation of Pumpkin Hollow Association, Inc. as recorded in Real Record 324, Page 16, at Page 661; and the ByLaws of Pumpkin Hollow Association, Inc. , as recorded in Real Record 324, Page 16, at Page 50, and Amended and Restated By-Laws of Pumpkin Hollow Association, Inc., as recorded as Instrument #: 1994-04160; in any instrument creating the Estate of interest insured by this commitment; and in any allied instrument referred to in any of the instrument aforesaid.

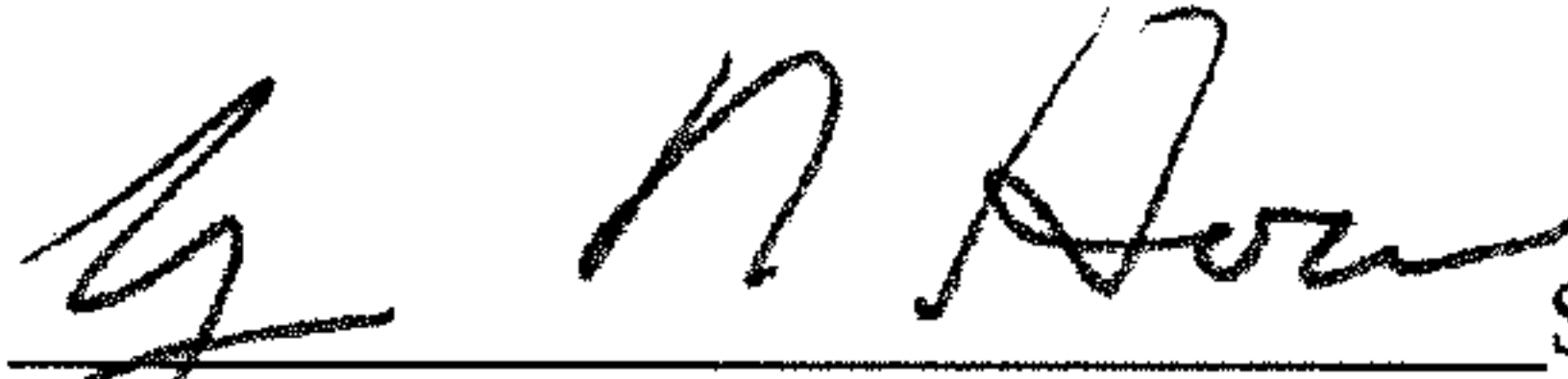
Easements as shown on all recorded map of Pumpkin Hollow - A Condominium, as last amended.

Easement to Alabama Power Company as recorded in Instrument #: 1998-4877, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto the said **Grantees** as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have caused this conveyance to be executed this the 27<sup>th</sup> day of July, 2022.

  
\_\_\_\_\_  
WAYNE N. HOAR SEAL

  
\_\_\_\_\_  
KATHRYN J. HOAR SEAL

State of Alabama  
County of Jefferson

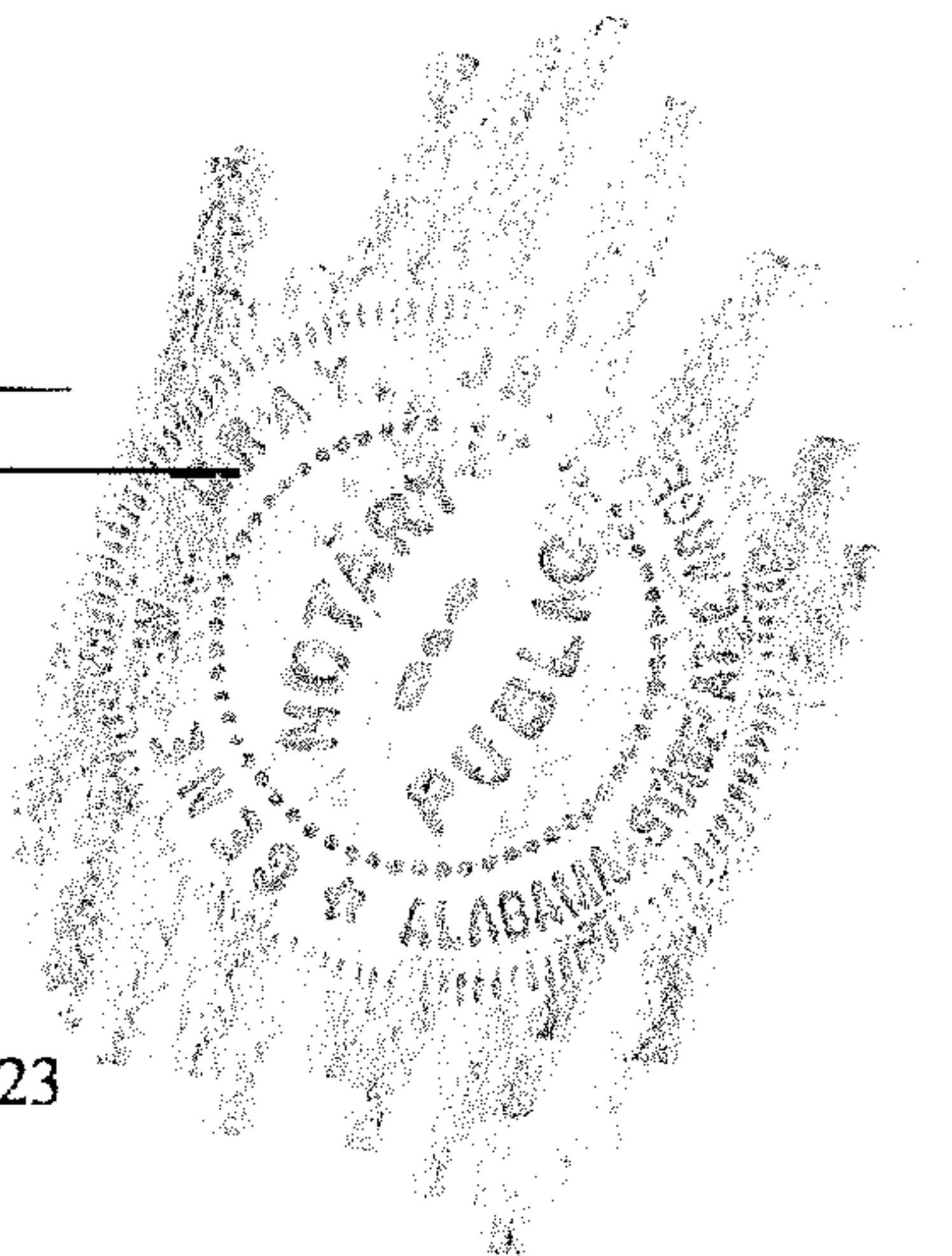
I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Wayne N. Hoar and spouse Kathryn J. Hoar, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 27<sup>th</sup> day of July, 2022.

This Instrument Prepared By:  
Gene W. Gray, Jr.  
2100 Southbridge Parkway, Suite 338  
Birmingham, AL 35209  
205-879-3400  
File 222217

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 11/09/22

Send Tax Notice To:  
Dick Dowling Briggs, III  
Elizabeth Donahoo Briggs  
3315 East Briarcliff Road  
Mountain Brook, Alabama 35223  
58-05-4-17-0-000-001.008



Real Estate Sales Validation Form

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

Grantor's Name WAYNE N. HOAR &  
Mailing Address KATHRYN J. HOAR  
2970 CHEROKEE ROAD  
MOUNTAIN BROOK, AL 35223

Grantee's Name DICK DOWLING BRIGGS, III  
ELIZABETH DONAHOO BRIGGS  
MAILING ADDRESS 3315 EAST BRIARCLIFF ROAD  
MOUNTAIN BROOK, AL 35223

Property Address 543 HICKORY FLATS LANE  
STERRETT, AL 35147

Date of Sale 07/27/2022  
Total Purchase Price \$ 425,000.00  
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 7/27/22

Print GENE W. GRAY, JR.

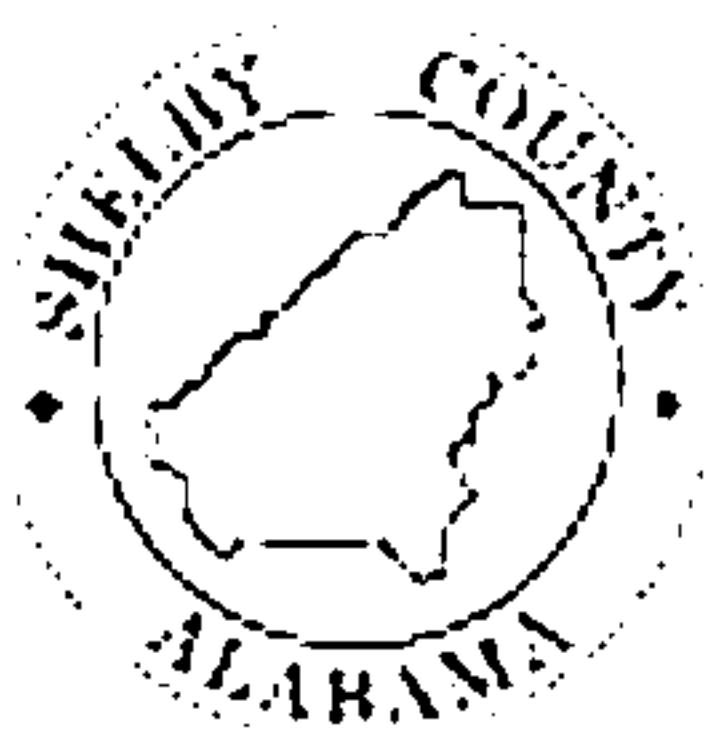
☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/28/2022 08:02:30 AM  
\$453.00 JOANN  
20220728000294810

*Allen S. Bayl*