

PROPERTY ADDRESS:

1000 Hollybrook Lake Road
Leeds, AL 35094
[Accuracy of address is not warranted]

SEND TAX NOTICE TO:

Henry S. Perkins and Paula H. Perkins
as Co-Trustees of the Henry and Paula Perkins
Revocable Trust dated May 28, 2020
1000 Hollybrook Lake Road
Leeds, AL 35094

THIS INSTRUMENT WAS PREPARED BY:

Walter F. Scott III, Esq.
GALLOWAY, SCOTT & HANCOCK, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209
205.949.5580

WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of ONE MILLION TWO HUNDRED FIFTY THOUSAND and 25/100 Dollars (\$1,250,000.00), pursuant to written agreement of the parties, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **SHARON W. BYRD, an unmarried person**, whose mailing address is 3333 Farring Road, Mountain Brook, AL 35223 (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **HENRY S. PERKINS and PAULA H. PERKINS, AS CO-TRUSTEES OF THE HENRY AND PAULA PERKINS REVOCABLE TRUST DATED MAY 28, 2020**, whose mailing address is 1000 Hollybrook Lake Road, Leeds, AL 35094 (hereinafter referred to as "Grantee") the following described real properties, located and situated in Shelby County, Alabama:

Lot 18, according to the Survey of Hollybrook Lake, as recorded in Map Book 4, Page 74, in the Probate Office of Shelby County, Alabama.

Together with right, title and interest in and to the use of that private roadway known as Hollybrook Lake Road.

Less and except any portion of subject property lying within a road right of way or waterway

Tax Parcel ID #04-4-19-0-000-006.000

Commonly known as: 1000 Hollybrook Lake, Leeds, AL 35094

SUBJECT TO:

1. Ad Valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.
2. Such state of facts as shown on record subdivision plat recorded in Map Book 4, Page 74, Shelby County, Probate Records.
3. Restrictions or Covenants, Conditions and Limitations appearing of record in Deed Book 222, Page 175; Instrument 1996-9016; Instrument 1997-4304; Instrument 1998-

20485; Instrument 1998-20486 and Instrument 20160502000143660, in the Probate Office of Shelby County, Alabama.

4. Easement of Hollybrook Lake Corp., as recorded in Shelby Real 195, Page 933, Shelby Real 224, Page 236 and Volume 326, Pages 427 and 428, in the Probate Office of Shelby County, Alabama.
5. Right of way granted to Alabama Power Company by instrument recorded in Deed Book 138, Page 307; Deed Book 148, Page 18, Deed Book 176, Page 381; Deed Book 180, Page 35; Deed Book 182, Page 326; Deed Book 233, Page 98; Deed Book 233, Page 128, Deed Book 240, Page 444; Deed Book 315, Page 811; Deed Book 331, Page 840 and Deed Volume 242, Page 148, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights incident thereto recorded in Volume 113, Page 176, in the Probate Office of Shelby County, Alabama.
7. Easement to Water Works Board as recorded in Real Volume 69, Page 430, in the Probate Office of Shelby County, Alabama.
8. Right of way to John P. Darnell, recorded in Real Book 87, Page 815, in the Probate Office of Shelby County, Alabama.
9. Right of way to John Randolph recorded in Real Book 87, Page 811, in the Probate Office of Shelby County, Alabama.
10. Right of way to Dorothy Shaw recorded in Real Book 87, Page 811, in the Probate Office of Shelby County, Alabama.
11. Rights of others in and to the use of Easement for ingress/egress as recorded in Deed Book 326, Page 427, Deed Book 326, Page 428 and Real 87, Page 813 in the Probate Office of Shelby County, Alabama.
12. Easement for ingress and egress as recorded in Deed Book 323, Page 574, in the Probate Office of Shelby County, Alabama.
13. Easement for water line as recorded in Real 87, Page 809, Real 87, Page 811 and Real 87, Page 815, in the Probate Office of Shelby County, Alabama.
14. Terms and Conditions as set forth in Real 41, Page 987, Real 195, Page 982 and Real 194, Page 302 in the Probate Office of Shelby County, Alabama.
15. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 242, Page 148, in the Probate Office of Shelby County, Alabama.
16. Easement to Alabama Power Company as recorded in Instrument 20091001000373710, in the Probate Office of Shelby County, Alabama.
17. Subject to terms and conditions as set out in the By-Laws of Hollybrook Lake Corporation.
18. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, the subject property.
19. Any adverse claim based upon changes in the boundary line of the land resulting from erosion or accretion caused by the flow of Hollybrook Lake.
20. Less and except any portion of subject property lying within a road right of way or waterway.

Sharon W. Byrd is the surviving grantee of Warranty Deed recorded in Instrument 2002-11992 as Robert G. Byrd died on or about 8/8/2021.

Grantor and Grantor's children, Robert Gray Byrd, Jr., whose address is 2600 Highland Avenue South, Birmingham, Alabama 35205 and Jessica Byrd Connor whose address is 3333 Faring Road, Mountain Brook, Alabama 35223, hold for the property, before the Grantee or Grantee's daughter, Virginia A. Perkins a first right of refusal at a fair market value by giving written notice of the terms and conditions on which the Grantee or Grantee's daughter is willing to sell or transfer the property. The Grantor or Grantor's children will have thirty (30) days after the date of receipt of such offer within which to notify Grantee or Grantee's daughter that the Grantor or Grantor's children accepts the offer on the same terms. If the Grantor or Grantor's children, either one or both of them, does not accept the offer in writing within thirty (30) days after the date of the Grantors receipt thereof, then Grantee or Grantees daughter may sell or transfer the property to another purchaser at the price and on substantially the terms and conditions stated in the offer to Grantee without further obligation to Grantee and this right of first refusal hereby granted will terminate.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And said Grantor does for herself, her heirs, personal representatives and assigns, covenant with Grantee, its successors and assigns, that she is lawfully seized in fee simple of said properties, that they are free from all encumbrances, (unless otherwise noted above) that she has a good right to sell and convey the same as aforesaid, and that she will, and her heirs, personal representatives and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

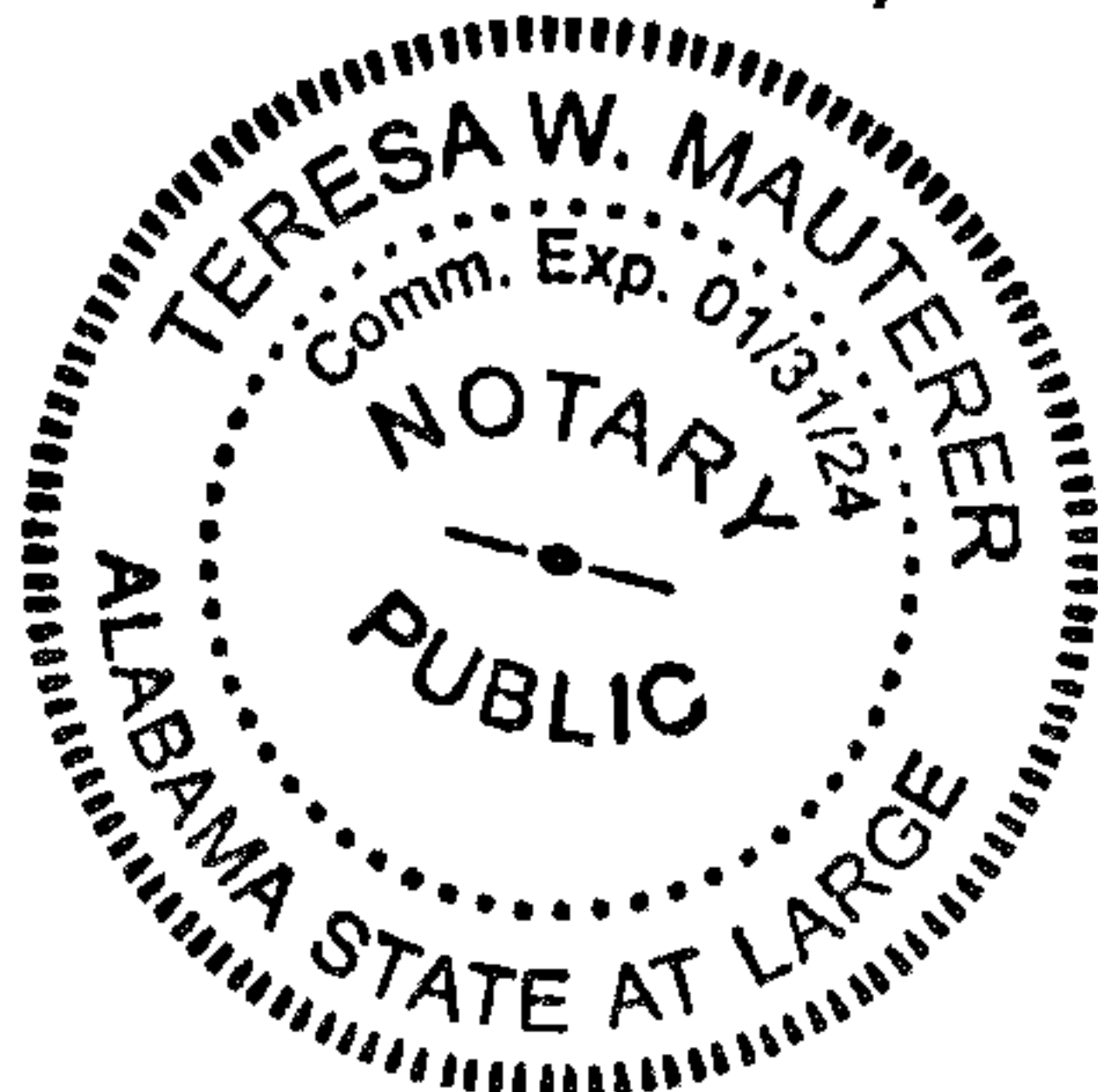
IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal on this 16 day of September, 2022.

Sharon W Byrd (SEAL)
SHARON W. BYRD

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that SHARON W. BYRD, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of September, 2022.



Teresa W Mauteer
NOTARY PUBLIC

REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama (1975) section 40-22-1*

Grantor's Name:	Sharon W. Byrd	Grantee's Name:	Henry S. Perkins & Paula H. Perkins
Mailing Address:	3333 Farring Road Mountain Brook, AL 35223		As Co Trustees of the Henry and Paula Perkins Revocable Trust
Property Address:	1000 Hollybrook Lake Road Leeds, AL 35094	Mailing Address:	1000 Hollybrook Lake Road Leeds, AL 35094
		Date of Sale:	September 16, 2022
		Total Purchase Price:	\$1,250,000.00
		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)*

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input type="checkbox"/> 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 September 16, 2022

Print

Sharon W Byrd

Sharon W. Byrd

☐ Unattested

Sign

(verified by)

Grantor



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2022 11:46:49 AM
\$1282.00 BRITTANI
20220916000359290

Allen S. Byrd