

20231214000360400 1/3 \$439.00
Shelby Cnty Judge of Probate, AL
12/14/2023 03:35:21 PM FILED/CERT

SEND TAX NOTICE TO:

Saunders Bridge Homeowner's Association, Inc.
1200 Twin Pines Road
Sterrett, AL

This Instrument Prepared By:

Richard L. Pearson, Esq.
Arlington Family Offices
2000 Morris Avenue, Suite 1300
Birmingham, AL 35203

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE DOLLAR AND 00/100 (\$1.00)**, in hand paid to the undersigned, **W. Earl Richards Charitable Foundation, Inc., a corporation**, whose address is c/o Kenneth H. Polk, President, 2000 Morris Avenue, Suite 1300, Birmingham, Alabama 35203 (hereinafter "Grantor"), by **Saunders Bridge Homeowners Association, Inc., a corporation**, whose address is 1200 Twin Pines Road, Sterrett, Alabama 35147 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Saunders Bridge Homeowner's Association, Inc., a corporation**, the following described real estate situated in Shelby County, Alabama, to-wit:

**The SE ¼ of the SE ¼, Section 22, Township 18 South, Range 1 East, Shelby County, Alabama.
Situated in Shelby County, Alabama.**

This conveyance is subject, however, to the following:

1. Current ad valorem taxes.
2. All matters of public record, including, but not limited to easements, restrictions, rights of way and permits of record, and other matters which may be viewed by observation.
3. Rights of others in and to those roads and ingress/egress easements transversing the property.
4. Mineral and mining rights not owned by Grantor.
5. Matters that would be revealed by an accurate survey of the property, or that may be shown on any recorded map or plat of the property.
6. Applicable zoning, subdivision or other land use ordinances, laws or regulations.
7. Conservation Easement between, on the one hand, The W. Earl Richards Revocable Trust and TP 40, LLC, as Owner, and Southeast Regional Land Conservancy, Inc., recorded in the Probate Office of Shelby County, Alabama, as Instrument Number 20071228000580840, as amended in Instrument 200903260004112770, in the Probate Office of Shelby County, Alabama.
8. Declaration of Easement, Protective Covenants, and Restrictions for Saunders Bridge, a Residential Subdivision, as recorded in Instrument 20070425000192650 in the Probate Office of Shelby County, Alabama

Shelby County, AL 12/14/2023
State of Alabama
Deed Tax: \$411.00



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9. First Supplement to the Declaration of Easements, Protective Covenants and Restrictions for Saunders Bridge, a Residential Subdivision, as recorded in Instrument 20071220000571300, in the Probate Office of Shelby County, Alabama.
10. Easement Agreement between Charles A.J. Beavers, JR., Robert M. Grills, Laura Holcomb Grills, Lenn Waters Morris, Traci Leigh Morris, Mary F. Roensch, Custodian, UGMA for Mary Allison Roensch and Sherwood Stamps, and Saunders Bridge Homeowners Association, Inc., an Alabama nonprofit corporation, and TP Development Company, LLC, an Alabama Limited Liability Company as recorded in Instrument 20090326000112750 and amended in Instrument 20090429000158480, in the Probate Office of Shelby County, Alabama.

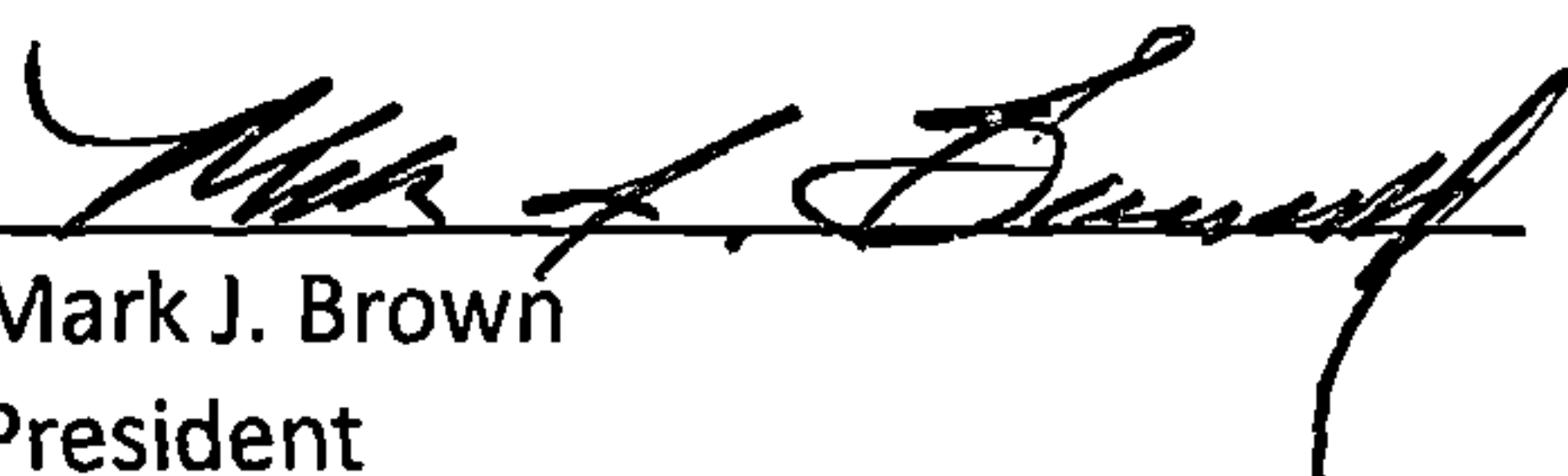
Except for statutory warranties of title implied herein, the property is sold by Grantor and accepted by Grantee "AS IS" and without any representations, warranties or guarantees of any kind, express or implied, concerning the property or this conveyance from or on behalf of Grantor.

\$0.00 of the above-recited consideration was paid from a third-party mortgage executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever.

IN WITNESS WHEREOF, Grantor, **W. Earl Richards Charitable Foundation, Inc., a corporation**, by Mark J. Brown, as its President, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 5th day of December, 2023.


W. EARL RICHARDS CHARITABLE FOUNDATION, INC.,
a corporation

By: 
Mark J. Brown
President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Debra S. Messner, a Notary Public in and for said County in said State, hereby certify that Mark J. Brown, whose name as President of the W. Earl Richards Charitable Foundation, Inc., a Corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 5th day of December, 2023.

 (Seal)
Notary Public
My Commission Expires: 3-22-2027

DEBRA S. MESSNER
Notary Public
Alabama State at Large

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, §



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Grantor's Name W. Earl Richard Charitable Foundation, Inc.
Mailing Address 2000 Morris Avenue Suite 1200
Birmingham, AL 35203

Grantee's Name Saunders Bridge Homeowner' Association, Inc.
Mailing Address 1200 Twin Pines Road
Sterrett, AL 35147

Property Address SE 1/4, SE 1/4 Section 22,
Township 18S, Range 1E
Shelby County, Alabama

Date of Sale December 5, 2023

Total Purchase Price \$ 1.00

or

Actual Value \$

or

Assessor's Market Value \$ 410,820⁰⁰

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 Stated purchase price in the deed (property has no marketable value)

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 _____

Print MARK J. Brown President

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1