

This Instrument Was Prepared by:
Cooper Shattuck
Cooper Shattuck, LLC
P.O. Box 3142
Tuscaloosa, Alabama 35043
PREPARED WITHOUT BENEFIT OF
TITLE EXAM OR SURVEY.

Sources of Title: **Deed Book 222, Page 217**
 Deed Book 222, Page 219
 Deed Book 243, Page 401
 Deed Book 248, Page 151
 Deed Book 267, Page 99

STATE OF ALABAMA)
) WARRANTY DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$185,000.00) DOLLARS, and other good and valuable consideration, the receipt whereof is hereby acknowledged, in hand paid by GRANTEE, **DIANE CONWILL**, an unmarried woman, **THE ESTATE OF HEWITT L. CONWILL, DECEASED, LISA WALDROP**, a married woman, and **LAWRENCE LANE WALDROP**, a married man (hereinafter jointly and severally referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **BARRIE HOYLE** (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the tract or parcels of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, in fee simple, and to her heirs and assigns forever.

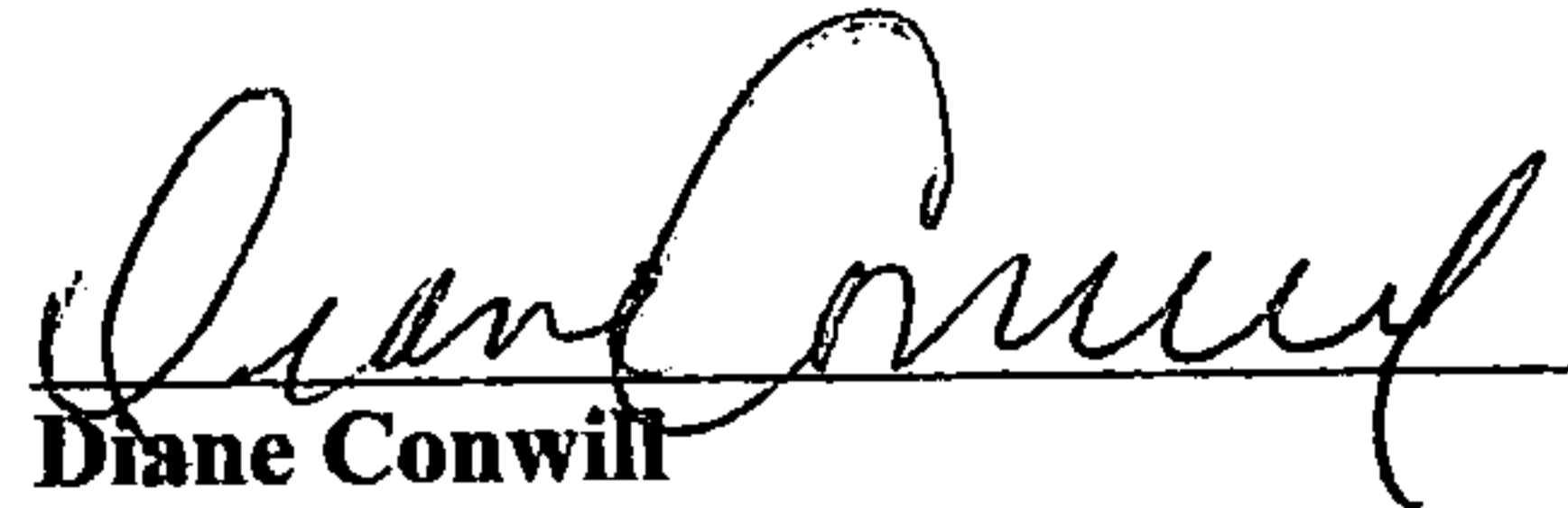
AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free



20251103000336860 2/9 \$51.00
Shelby Cnty Judge of Probate, AL
11/03/2025 03:21:00 PM FILED/CERT

and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors, and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals, this the 7th day of October, 2025.

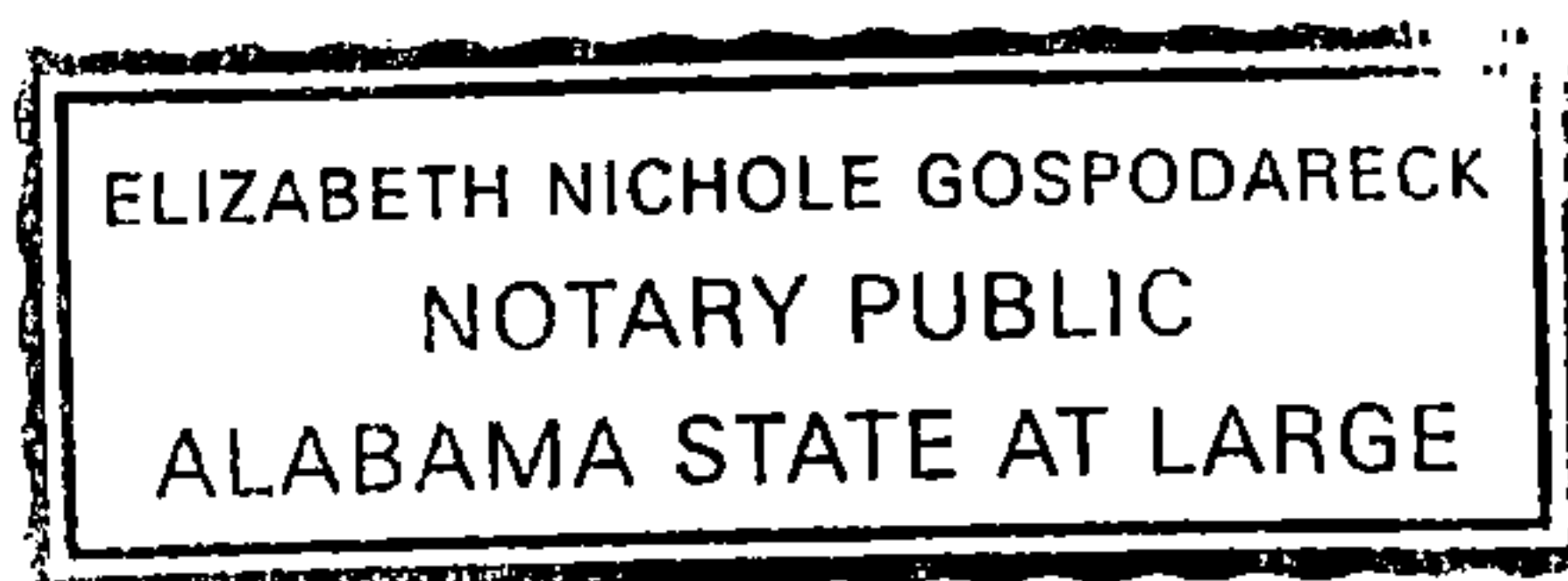

Diane Conwill

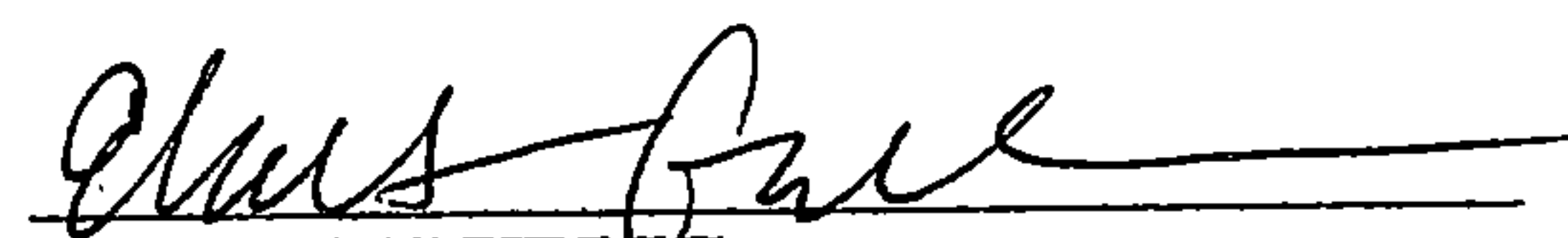
STATE OF ALABAMA)

COUNTY OF SHELBY)

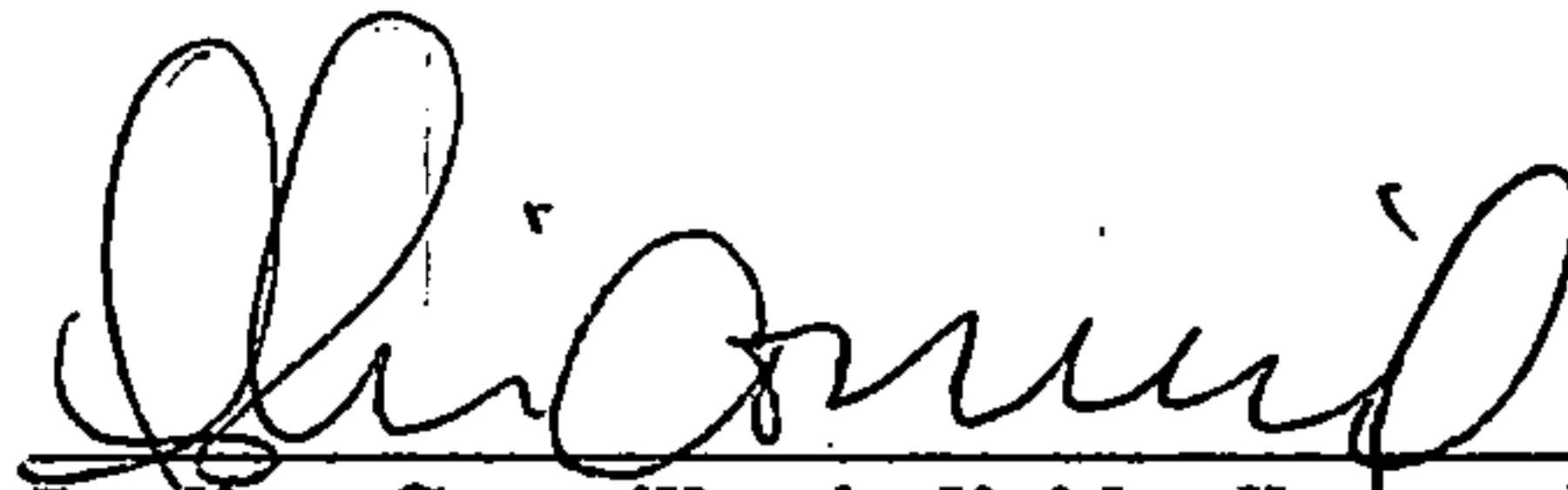
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Diane Conwill**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of October, 2025.




NOTARY PUBLIC
My Commission Expires: 12-30-26

[remainder of page left intentionally blank, signature pages follow]



Leslie Conwill, individually and as the
Personal Representative of the Estate of
Hewitt L. Conwill, Deceased

STATE OF ALABAMA)

COUNTY OF SHELBY)

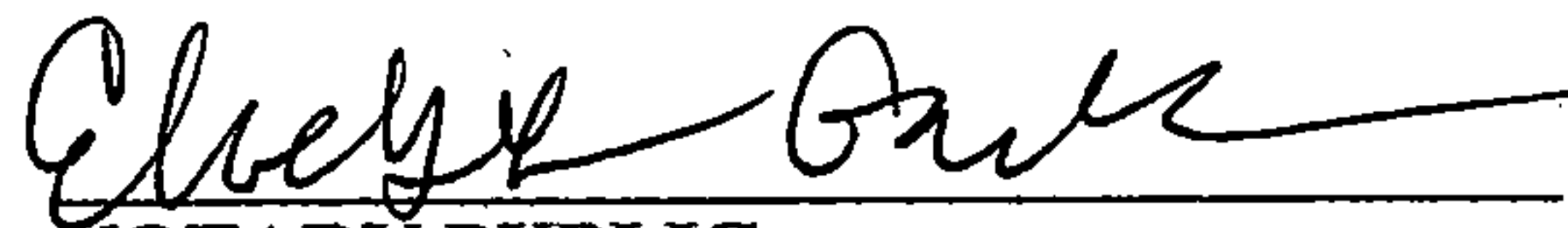


20251103000336860 3/9 \$51.00
Shelby Cnty Judge of Probate, AL
11/03/2025 03:21:00 PM FILED/CERT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that
Leslie Conwill Corts, 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 instrument,
she executed the same voluntarily on the day the same bears date individually and as the Personal
Representative of the Estate of Hewitt L. Conwill, deceased, for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of
October, 2025.

ELIZABETH NICHOLE GOSPODARECK
NOTARY PUBLIC
ALABAMA STATE AT LARGE

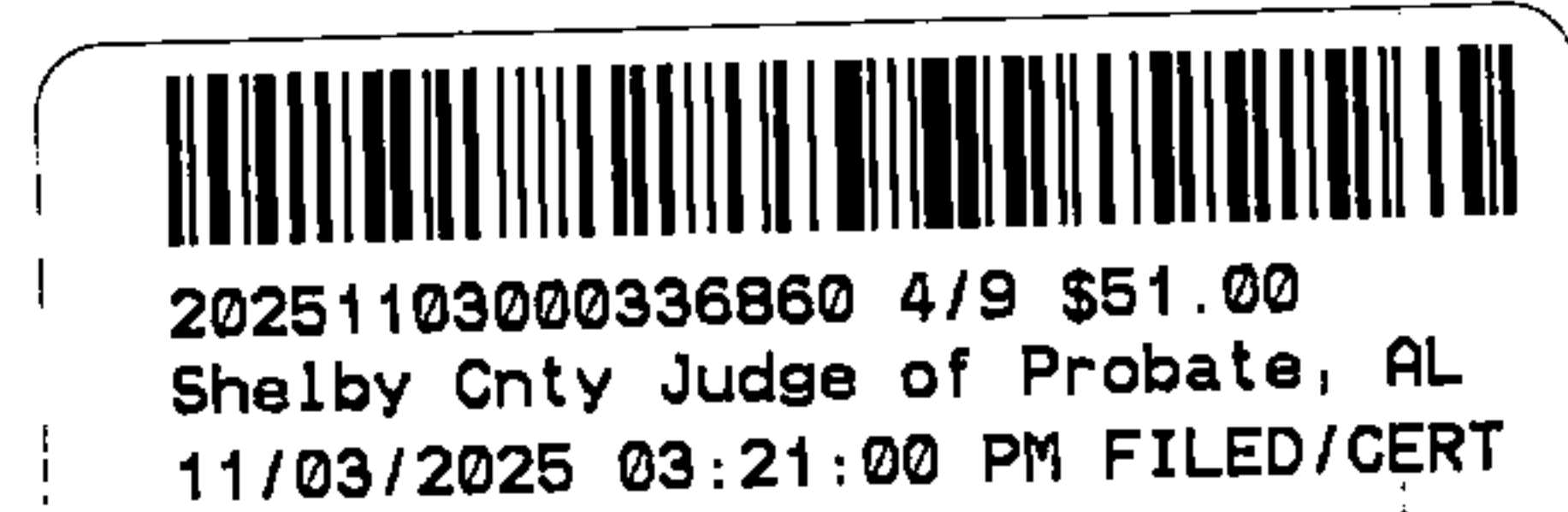

NOTARY PUBLIC
My Commission Expires: 12-30-26

[remainder of page left intentionally blank, signature page follows]

Lisa Waldrop
Lisa Waldrop

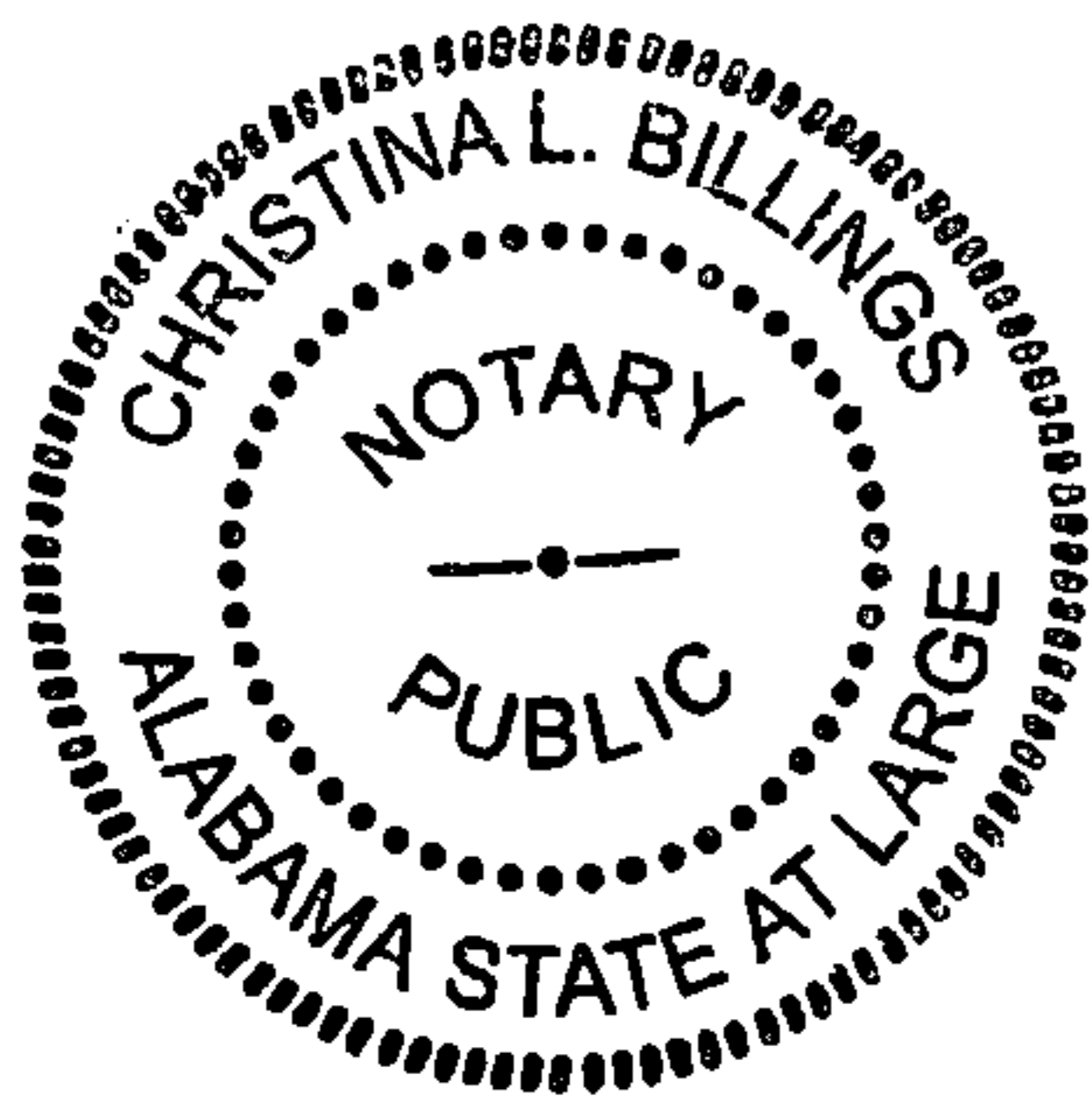
STATE OF ALABAMA)

COUNTY OF Tuscaloosa)



I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Lisa Waldrop**, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of October, 2025.



Christina L. Billings
NOTARY PUBLIC
My Commission Expires: 12-22-25

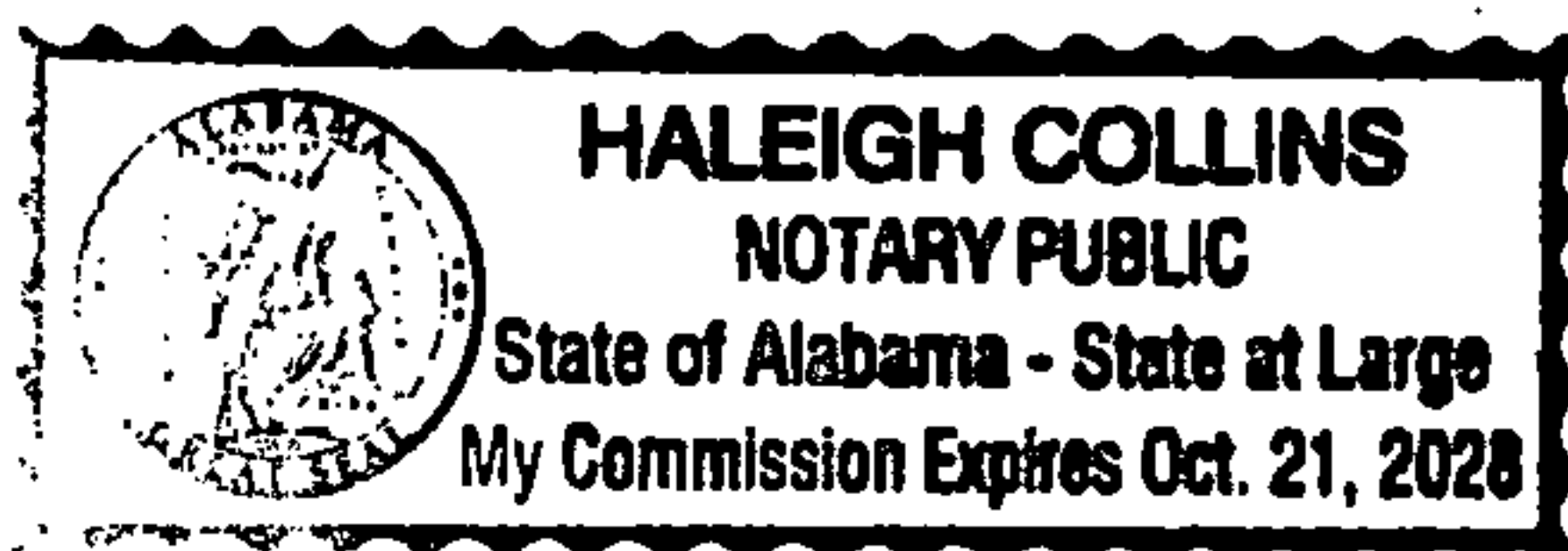
Lawrence Lane Waldrop
Lawrence Lane Waldrop

STATE OF ALABAMA)

COUNTY OF Mobile)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Lawrence Lane Waldrop**, 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9 day of October, 2025.



H. Collins
NOTARY PUBLIC
My Commission Expires: 10/21/2028



20251103000336860 5/9 \$51.00
Shelby Cnty Judge of Probate, AL
11/03/2025 03:21:00 PM FILED/CERT

Exhibit A - Property Description

Parcel 1

"A parcel of real estate situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 11, Township 19, Range 2 East, and more particularly described as follows; Begin at an iron stob at the Northwest corner of the F. P. Elliott estate land and the Calcia Road, which point is also the intersection of the East R/W line of State Highway #25 with the South line of said forty; thence run Northwesterly along the said East R/W line of said Highway a distance of 260 feet to the point of beginning; thence run due East and parallel with the South line of said forty a distance of 154 feet to a point; thence run due South and parallel with the East line of said forty a distance of 200 feet to a point; thence run due East and parallel with the South line of said forty a distance of 126 feet to a point on the East line of said forty; thence run due North along the East line of said forty a distance of 245 feet to a point; thence run due West a distance of 318 feet to a point on the East R/W line of said State #25 Highway; thence run Southeasterly along the East R/W line of said Highway a distance of 45 feet to the point of beginning."

Parcel 2

"A parcel of real estate situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 11, Township 19, Range 2 East, and more particularly described as follows; Begin at an iron stob at the Northwest Corner of the F. P. Elliott Estate land and the Calcia Road, which point is also the intersection of the East R/W line of State Highway #25 with the South line of said forty; thence run Northwesterly along the said East R/W line of said Highway a distance of 305 feet to the point of beginning; thence run due East and parallel to the South line of said forty a distance of 318 feet to a point on the East line of said forty; thence run due North along the East line of said forty a distance of 65 feet to a point; thence run due West and parallel to the South line of said forty a distance of 326 feet to a point on the East R/W line of said State Highway #25; thence run Southeasterly along the R/W line of said Alabama State Highway #25 a distance of 65 feet to the point of beginning."

[Remainder of page left intentionally blank.]



20251103000336860 6/9 \$51.00
Shelby Cnty Judge of Probate, AL
11/03/2025 03:21:00 PM FILED/CERT

Parcel 3

A parcel of real estate situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 11, Township 19, Range 2 East, and more particularly described as follows: Begin at an iron stob at the Northwest corner of the F. P. Elliott Estate land and the Calcis Road, which point is also the intersection of the East right-of-way line of State Highway 25 with the South line of said forty; thence run Northerly along the East right-of-way line of said Road a distance of 370 feet to the point of beginning; thence run due East and parallel to the South line of said forty a distance of 326 feet to a point on the East line of said forty; thence run due North along the East line of said forty a distance of 16 feet to a point; thence run due West and parallel to the South line of said forty a distance of 328 feet to a point on the East right-of-way line of said State Highway #25; thence run Southeasterly along the right-of-way line of said State Highway #25 a distance of 16 feet to the point of beginning. The parcel of land herein conveyed is North of and adjacent to a parcel of land conveyed to Albert Lawrence Conwill and wife, Louise Conwill and recorded in Shelby County Deed Book #222, Page #220, Sept. 11, 1962.

Parcel 4

ALSO, a parcel of land situated in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 11, Township 19, Range 2 East, and more particularly described as follows: Begin at an iron stob at the Northwest corner of the F. P. Elliott estate land and the Calcis Road, which point is also the intersection of the East right-of-way line of Alabama Highway 25 with the South line of said forty acres; thence in a Northerly direction along the East right-of-way line of said road a distance of 386 feet to an iron stob, the point of beginning of the parcel herein conveyed; thence run Easterly along the North line of a lot conveyed to Albert Lawrence Conwill and Louise Conwill on April 21, 1964, a distance of 328 feet, more or less, to a point on the East line of said forty acres; thence Northerly along said East line of said forty a distance of 17 feet to a point on the East line of said forty; thence run Westerly and parallel to the South line of said forty a distance of 328 feet, more or less, to a point on the East right-of-way line of Calcis Road, along being Alabama Highway 25; thence run Southeasterly along said right-of-way line of Alabama Highway 25, a distance of 17 feet to the point of beginning.

Parcel 5

Begin at an Iron stob at the Northwest corner of the F.P. Elliott estate land and the Calcis road, which point is also the intersection of the East right of way line of State Highway 25 with the South line of said forty; thence run Northerly along the East right of way line of said road a distance of 370 feet to a point thence run due East and paralell (sic) to the South line of said forty a distance of 326 feet to a point on the East line of said forty which is the point of beginning; thence run due north along the East line of said forty a distance of 16 feet to a point; thence run due West and parallel to the South line of said forty a distance of 5 feet to a point; thence run due South and parallel to the East line of said forty a distance of 16 feet to a point; thence run due East and paralell (sic) to the South line of said forty distance of 5 feet to the point of beginning.

As described in that certain deed recorded with the Shelby County Judge of Probate in Deed Book 267, Page 99.



20251103000336860 7/9 \$51.00
Shelby Cnty Judge of Probate, AL
11/03/2025 03:21:00 PM FILED/CERT

Parcel 6

248 PAGE 151

A parcel of real estate situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 11, Township 19, Range 2 East, and more particularly described as follows: Begin at an iron stob at the Northwest corner of the F. P. Elliott estate land and the Calcis Road, which point is also the intersection of the East R/W line of State Highway #25 with the South line of said forty; thence run Northwesterly along the said East R/W line of said Highway a distance of 85 feet to the point of beginning; thence continue along the East right-of-way line of said Highway a distance of 175 feet to a point; thence run due East and parallel with the South line of said forty a distance of 154 feet to a point; thence run due South, parallel with the East line of said forty a distance of 175 feet to a point; thence run due West and parallel with the South line of said forty a distance of 128 feet, more or less, to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Diane Conwill
Mailing Address 114 Elliott Lane
Vincent, AL 35178

Grantee's Name Barrie Hoyle
Mailing Address P.O. Box 90
Vincent, AL 35178-0090

Property Address 43370 Highway 25
Vincent, AL 35178

Date of Sale _____
Total Purchase Price \$ 185,000.00
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 Deed



20251103000336860 8/9 \$51.00
Shelby Cnty Judge of Probate, AL
11/03/2025 03:21:00 PM FILED/CERT

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 11/1/25

Print Cropper Shattuck

Unattested _____
(verified by)

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

Print Form

Form RT-1



20251103000336860 9/9 \$51.00
Shelby Cnty Judge of Probate, AL
11/03/2025 03:21:00 PM FILED/CERT

Attachment to Real Estate Sales Validation Form

Additional Grantor's Names and Mailing Addresses

The Estate of Hewitt L. Conwill, Deceased
Leslie Conwill, Personal Representative
608 Dexter Ave.
Birmingham, AL 35213

Lisa Waldrop
1514 Dearing Pl
Tuscaloosa, AL 35401

Lane Waldrop
3251 Stein St.
Mobile, AL 36608