

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

Send tax notice to:
Robert Stephen Briggs
2906 Surrey Road
Birmingham, AL 35223

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **SEVEN HUNDRED NINETY THOUSAND SIX HUNDRED EIGHTY AND 00/100 Dollars (\$790,680.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Robert Stephen Briggs and Lynn Bryan Briggs, husband and wife

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

Robert Stephen Briggs

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

See Exhibit "A" attached hereto

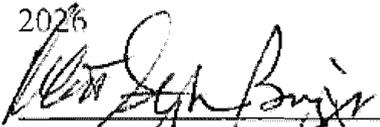
This deed has been prepared without the benefit of a title examination.

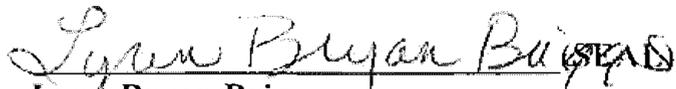
- Subject to: (1) 2026 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

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 16th day of March,

2026
 (SEAL)
Robert Stephen Briggs

 (SEAL)
Lynn Bryan Briggs

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert Stephen Briggs and Lynn Bryan Briggs 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 16th day of March, 2026.


Notary Public: David P. Condon
My Commission Expires: 02.12.2030

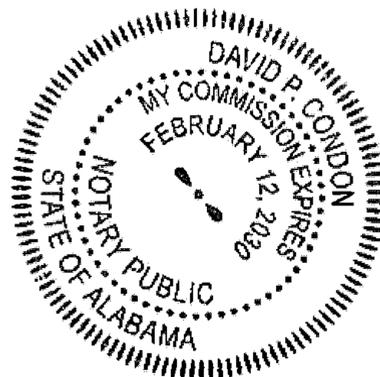


Exhibit "A"
Property Description
Page 1 of 2

PARCEL I:

Lot No. 4, according to the Survey of McFadden Oaks, as recorded in Map Book 21, Page 132, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 00 degree, 13 minutes, 24 seconds East along the West boundary line of said Quarter-Quarter Section for 532.51 feet to the point of beginning; thence continue along last said course for a distance of 229.26 feet; thence run North 89 degrees, 42 minutes, 47 seconds East for a distance of 149.89 feet; thence North 05 degrees, 09 minutes, 41 seconds East for 228.75 feet; thence North 89 degrees, 46 minutes, 11 seconds West for 170.15 feet to the point of beginning.

PARCEL III: Non exclusive easement described as follows:

Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama; thence run East along the North boundary line of said Quarter-Quarter Section for a distance of 328.61 feet; thence South 8 degrees, 16 minutes, 02 seconds East, a distance of 77.42 feet; thence South 20 degrees, 31 minutes, 06 seconds West, a distance of 550.0 feet for the POINT OF BEGINNING of the Centerline of a 60 foot wide easement; thence north 20 degrees, 31 minutes, 06 seconds East, a distance of 550.0 feet; thence North 8 degrees, 30 minutes, 19 seconds West, a distance of 648.11 feet; thence North 2 degrees, 36 minutes, 34 seconds East, a distance of 492.50 feet; thence North 1 degree, 50 minutes, 32 seconds West, a distance of 158.69 feet; thence North 6 degrees, 46 minutes, 28 seconds West, a distance of 346 feet, more or less, to the South right of way line of Shelby County Road No. 32 for the Point of Ending.

PARCEL IV: Non exclusive easement described as follows:

Commence at the Northwest corner of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 00 degree, 13 minutes, 24 seconds East for 1311.78 feet; thence run South 89 degrees, 23 minutes, 51 seconds East for 1002.16 feet; thence run South 02 degrees, 04 minutes, 15 seconds East for 360.02 feet to the Point of Beginning; thence North 89 degrees, 23 minutes, 51 seconds West for 204.22 feet; thence South 01 degree, 10 minutes, 53 seconds West for 19.69 feet; thence run South 89 degrees, 23 minutes, 51 seconds East for 570.0 feet; thence run South 10 degrees, 47 minutes, 04 seconds West for 20.0 feet; thence South 69 degrees, 32 minutes, 55 seconds East for 110.32 feet; thence run South 79 degrees, 59 minutes, 34 seconds East for 488.25 feet; thence run South 89 degrees, 29 minutes, 20 seconds East for 310.01 feet to the West right of way line of Shelby County Road No. 445; thence run North 10 degrees, 46 minutes, 30 seconds East for 80.0 feet; thence run North 89 degrees, 20 minutes, 20 seconds West for 309.99 feet; thence run North 79 degrees, 59 minutes, 34 seconds West for 600.48 feet; thence run South 02 degrees, 04 minutes, 15 seconds East for 20.0 feet; thence run North 89 degrees, 23 minutes, 51 seconds West for 369.11 feet to the Point of Beginning.

PARCEL V:

Commence at the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section 7 Township 20 South Range 1 East Shelby County Alabama; thence run South 00 degree 13 minutes 24 seconds East along the West boundary line of said quarter -quarter section for 761.77 feet; thence run North 89 degrees 42 minutes 47 seconds East for a distance of 776.89 feet to the Point of Beginning; thence continue along last said course for a distance of 361.0 feet; thence North 02 degrees 08 minutes 58 seconds East for 341.16 feet; thence South 89 degrees 23 minutes 51 seconds East for 200.0 feet; thence South 79 degrees 59 minutes 34 seconds East for 597.02 feet; thence South 89 degrees 29 minutes 20 seconds East for 310.01 feet to the west right of way line of Shelby County Road No. 445; thence North 10 degrees 46 minutes 30 seconds East for 20.00 feet along said road right of way line; thence North 89 degrees 29 minutes 20 seconds West for 310.01 feet; thence North 79 degrees 59 minutes 34 seconds West for 597.02 feet; thence North 89 degrees 23 minutes 51 seconds West for 570.0 feet; thence South 01 degrees 10 minutes 53 seconds West for 366.35 feet to the point of beginning.

Exhibit "A"
Property Description
Page 2 of 2

Parcel VI

From the Northwest corner of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama proceed South 3 degrees 30 minutes 16 seconds West along the West boundary of said Section 7 for a distance of 2073.80 feet to the Point of Beginning of herein described parcel of land, thence from said Point of Beginning proceed South 86 degrees 43 minutes 00 seconds East 1322.34 feet; thence South 1 degrees 13 minutes 00 seconds West 550.00 feet to a point locally accepted as the Southeast corner of the SW ¼ - NW ¼ of said Section 7; thence South 85 degrees 06 minutes 00 seconds East 193.23 feet; thence North 48 degrees 01 minutes 30 seconds East 111.14 feet; thence South 10 degrees 24 minutes 29 seconds West 81.49 feet; thence South 85 degrees 29 minutes 01 seconds East 405.06 feet; thence South 4 degrees 01 minutes 55 seconds West 1345.65 feet to a point on the accepted South boundary of the NE ¼ - SW ¼; thence North 85 degrees 18 minutes 08 seconds West along the accepted South boundary of said NE ¼ - SW ¼ for 664.24 feet to a point locally accepted as the Southwest corner of NE ¼ - SW ¼; thence South 3 degrees 56 minutes 17 seconds West along the accepted East boundary of the SW ¼ - SW ¼ of said Section 7 for a distance of 1284.63 feet to a point in the center of Spring Branch; thence proceed along the center of Spring Branch the following: thence North 38 degrees 13 minutes 32 seconds West 263.14 feet; thence North 66 degrees 54 minutes 42 seconds West 135.30 feet; thence North 20 degrees 11 minutes 44 seconds East 71.14 feet; thence North 75 degrees 56 minutes 43 seconds West 55.48 feet; thence South 53 degrees 16 minutes 46 seconds West 160.17 feet; thence North 33 degrees 03 minutes 18 seconds West 96.73 feet; thence North 1 degree 26 minutes 37 seconds East 52.76 feet; thence North 73 degrees 22 minutes 32 seconds West 215.43 feet; thence North 55 degrees 27 minutes 33 seconds West 80.42 feet; thence North 60 degrees 35 minutes 32 seconds West 64.68 feet; thence North 71 degrees 13 minutes 13 seconds West 350.63 feet; thence leaving the center of said Spring Creek proceed North 3 degrees 30 minutes 00 seconds East 697.04 feet; thence South 85 degrees 18 minutes 08 seconds East 460.69 feet to a point in the center of the North Fork of Yellow Leaf Creek; thence proceed along the center of said Yellow Leaf Creek the following courses: thence North 23 degrees 03 minutes 42 seconds West 507.82 feet; thence North 38 degrees 37 minutes 01 seconds West 274.03 feet; thence North 75 degrees 39 minutes 48 seconds West 162.28 feet; thence South 36 degrees 56 minutes 49 seconds West 101.93 feet to a point of intersection with the center of Yellow Leaf Creek and the West boundary of Section 7, Township 20 South, Range 1 East, Shelby County Alabama; thence continue along the center of the aforementioned North Fork of Yellow Leaf Creek the following courses: thence South 33 degrees 15 minutes 14 seconds East 50.66 feet; thence South 54 degrees 05 minutes 25 seconds East 140.74 feet; thence South 5 degrees 18 minutes 18 seconds East 46.04 feet; thence South 43 degrees 40 minutes 25 seconds West 134.39 feet; thence South 50 degrees 30 minutes 00 seconds West 95.00 feet; thence South 77 degrees 43 minutes 07 seconds West 39.11 feet; thence North 64 degrees 18 minutes 00 seconds West 101.76 feet; thence North 34 degrees 22 minutes 00 seconds West 123.01 feet; thence North 12 degrees 48 minutes 00 seconds West 102.26 feet; thence North 12 degrees 31 minutes 00 seconds West 88.75 feet; thence North 33 degrees 46 minutes 00 seconds West 150.19 feet; thence North 62 degrees 50 minutes 00 seconds West 417.38 feet; thence North 47 degrees 09 minutes 00 seconds West 57.09 feet; thence North 9 degrees 21 minutes 00 seconds West 113.46 feet; thence North 35 degrees 53 minutes 00 seconds West 35.36 feet; thence North 60 degrees 27 minutes 00 seconds East 32.01 feet; thence South 83 degrees 36 minutes 00 seconds East 104.07 feet; thence North 16 degrees 21 minutes 00 seconds East 25.27 feet; thence North 2 degrees 54 minutes 00 seconds East 189.57 feet; thence North 35 degrees 51 minutes 00 seconds West 71.23 feet; thence leaving said creek proceed South 86 degrees 30 minutes 00 seconds East 736.35 feet to a point on the West boundary of Section 7, Township 20 South, Range 1 East; thence North 3 degrees 29 minutes 00 seconds East along the West boundary of said Section 7 for 550.04 feet back to the Point of Beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

| | | | |
|------------------|--|-------------------------|---|
| Grantor's Name | <u>Robert Stephen Briggs and Lynn Bryan Briggs</u> | Grantee's Name | <u>Robert Stephen Briggs</u> |
| Mailing Address | <u>_____</u> | Mailing Address | <u>2906 Surrey Road</u> |
| | <u>_____</u> | | <u>Birmingham, Alabama</u> |
| | <u>_____</u> | | <u>_____</u> |
| Property Address | <u>Parcel #15-1-12-0-000-001.002 &</u> | Date of Sale | <u>03/16/2026</u> |
| | <u>16-3-07-0-000-011.000</u> | Total Purchase Price | <u>_____</u> |
| | <u>_____</u> | or | |
| | <u>_____</u> | Actual Value | <u>\$ _____</u> |
| | | or | |
| | | Assessor's Market Value | <u>\$790,680.00 (1/2 interest being conveyed)</u> |

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 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 3/16/2026

Print David C. [Signature]
 Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Unattested _____
 (verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2026 02:28:18 PM
\$822.00 KELSEY
20260317000076910

Form RT-1

Allie S. Boyd