

Title not examined by preparer.
This instrument prepared by:
Timothy M. Fulmer
NATTER & FULMER, PC
3800 Colonnade Parkway - Suite 330
Birmingham, AL 35243
205-968-5302

Send Tax Notice to:
Gary L. Bishop
2043 Glen Eagle Lane
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and 00/100 Dollars (\$10.00)** and other good and valuable consideration, the receipt whereof is acknowledged, **Gary L. Bishop**, a married man (hereinafter referred to as GRANTOR), does hereby give, grant, bargain, sell and convey unto **GLBishop Properties, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), the following described Real Estate, lying and belonging in the County of Shelby, State of Alabama, to-wit:

Lot 40, according to the Survey of Final Plat of Narrows Point – Phase 4, as recorded in Map Book 31, Page 105, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-9755 as amended by Instruments recorded in Instrument 2000-17136, Instrument No. 2000-36696, Instrument No. 2001-38328, Instrument No. 2002-42418 and Instrument No. 2002-50825 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter referred to as the “Declaration”).

Subject To:

Ad valorem taxes for 2018 and subsequent years.

Existing covenants and restrictions, easements, building lines and limitations of record.

The property conveyed herein does not constitute the homestead of the Grantor nor that of his spouse.


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Shelby Cnty Judge of Probate, AL
08/16/2018 01:13:53 PM FILED/CERT

Shelby County, AL 08/16/2018
State of Alabama
Deed Tax: \$190.00

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

No word, words or provisions of this instrument are intended to operate as to imply covenants of warranty except that the Grantor does hereby specially warrant the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 15 day of August 2018

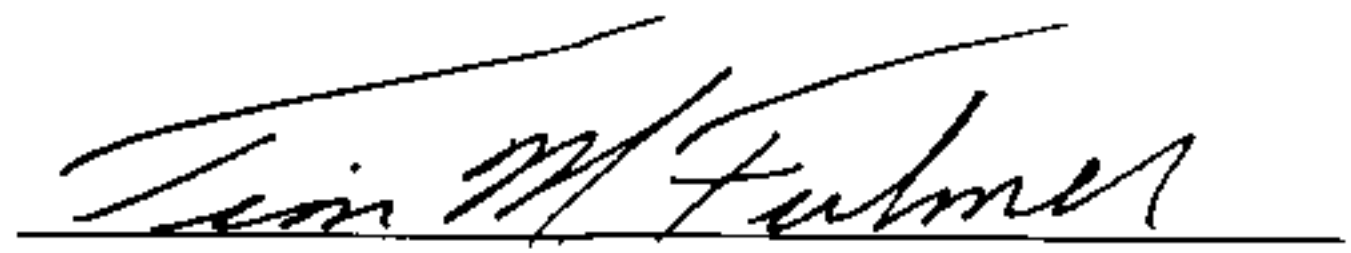


Gary L. Bishop

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gary L. Bishop, an unmarried man, whose name is signed to the forgoing 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 15 day of August 2018.



Notary Public
My Commission Expires: 1/22/2020


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REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Gary L. Bishop Grantee's Name: GLBishop Properties, LLC
Grantor's Address: 2043 Glen Eagle Lane Grantee's Address: 2043 Glen Eagle Lane
Birmingham, AL 35242 Birmingham, AL 35242
Property Address: 2066 Narrows Point Cove Date of Sale:
Chelsea, AL 35242 Total Purchase Price: \$189,900.00
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
☐ Appraisal
☒ Sales Contract
☐ Other: Assessor's Market Value
☐ 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(s) conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person(s) 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. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

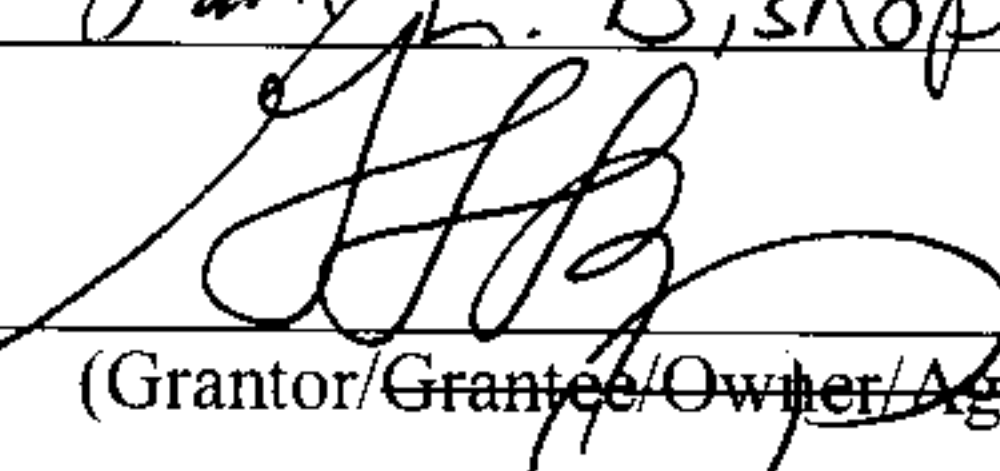
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used. Taxpayer will be penalized pursuant to Code of Alabama 1975§40-22-1(h).

I attest, to the best of my knowledge and belief, the information contained in this document is true and accurate. I 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: 8/15/2018

Print: Gary L. Bishop

Unattested
(verified by)

Sign: 
(Grantor/Grantee/Owner/Agent) Circle One

FORM RT-1



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