

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

Send tax notice to:
John C. Bishop
180 Valley View Drive
Indian Springs, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Thirty-Five Thousand and 00/100 Dollars (\$235,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Richard Grant, Sr. and his wife Rebecca K. Grant

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

John C. Bishop and Jill W. Bishop

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

See Exhibit "A" attached hereto


\$199,750.00 of the proceeds come from a mortgage recorded simultaneously herewith.
Rebecca K. Grant executes this deed solely in compliance with Alabama Code Section 6-10-3 and does not provide any warranty of title.

Subject to: (1) 2019 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 Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seal, this **5th day of March, 2019**.

 (Seal)
Richard Grant, Sr.

 (Seal)
Rebecca K. Grant

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Richard Grant, Sr. and Rebecca K. Grant** 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 **5th day of March, 2019**


Notary Public: David P. Condon
My Commission Expires: 02/12/2022

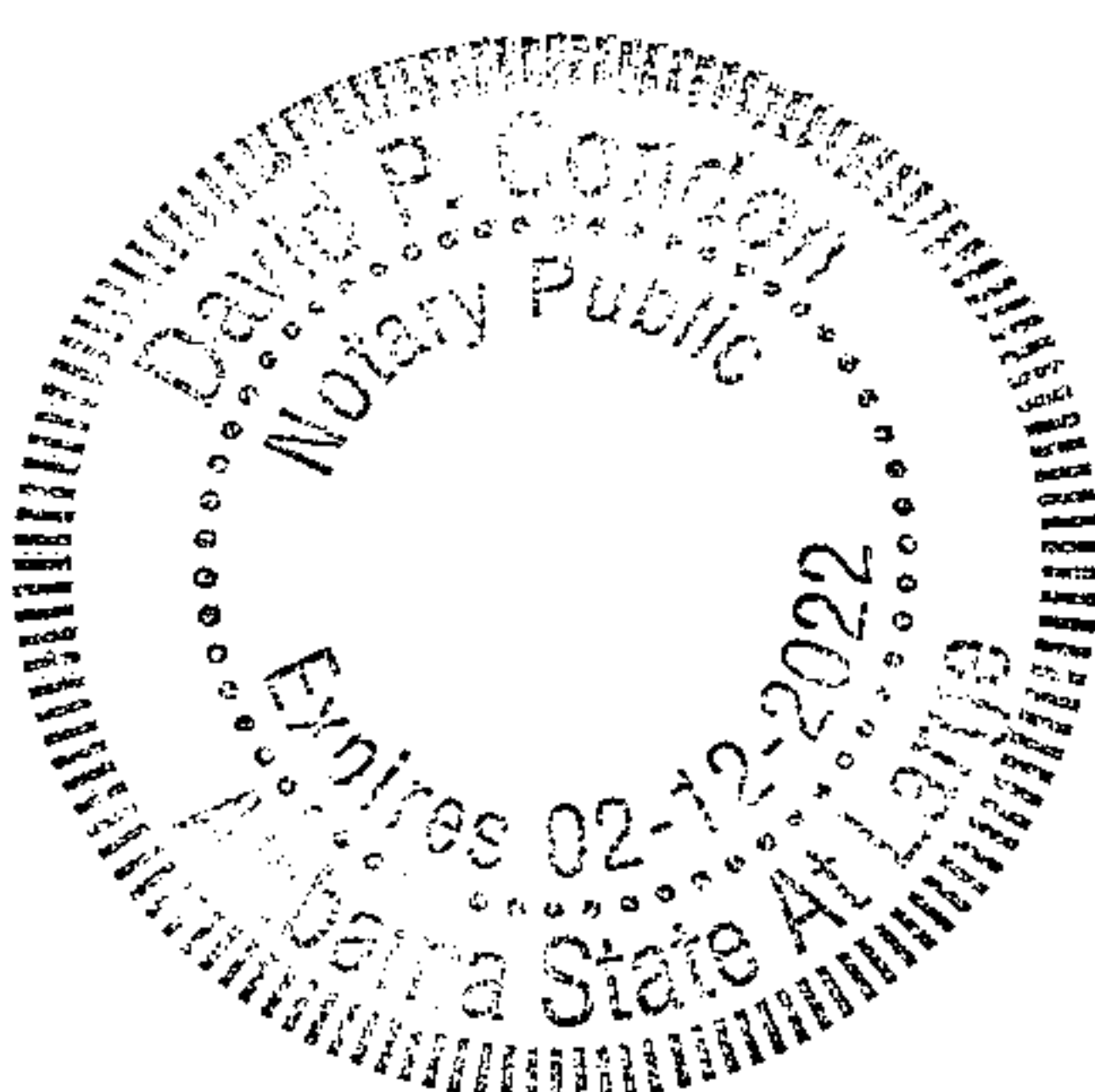


Exhibit "A"

Legal Description

Part of Lot B-3, as shown on the Resurvey recorded in Map Book 8, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama of Parcels B-1 and B-2, Residential Subdivision, more particularly described as follows: Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama and thence run in an Easterly direction along the South line of said quarter-section a distance of 531 feet; thence turn an angle to the left of 92 degrees 37' 36" and run in a Northerly direction a distance of 1125.87 feet to the point of beginning: From the point of beginning thence turn left 92 degrees 38' 40" and run West a distance of 294.86 feet to a point in the center of Indian Crest Drive as shown on said survey recorded in Map Book 8, Page 8; thence run in a Northerly and Easterly direction along the center line of Indian Crest Drive to a point on the North line of said quarter-quarter section, which said point is also 371.22 feet East of the Northwest corner of the NW ¼ of the SE ¼ of said Section 21; thence run East along the North line of said quarter-quarter section 159.78 feet to a point which is 531 feet East of the Northwest corner of the NW ¼ of the SE ¼ of said Section 21; thence run South along a line 531 feet East of the West line of the NW ¼ of the SE ¼ a distance of 192.15 feet to the point of beginning. Mineral and mining rights excepted. 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 Name: **Richard Grant, Sr.**

Date of Sale: **March 5th, 2019**

Mailing Address: **2040 Indian Crest Drive
Indian Springs, Alabama, 35124**

Total Purchase Price: **\$235,000.00**

Or

Property Address: **2040 Indian Crest Drive
Indian Springs, Alabama, 35124**

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **John C. Bishop**

Grantee Name: **Jill W. Bishop**

Mailing Address: **purchasers add
purchasers city, purchasers state, purchaser zip**

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 _____

XX 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 Section 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 Section 40-22-1 (h).

Date: **March 5th, 2019**

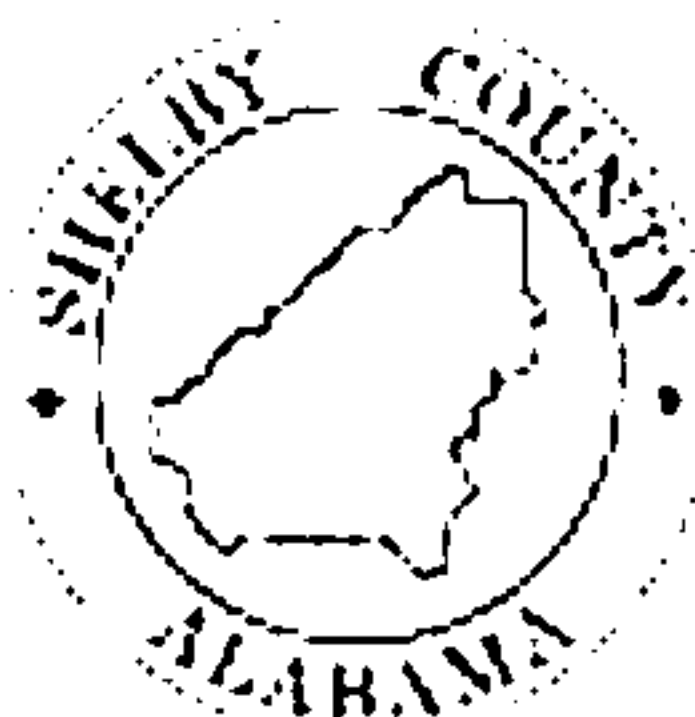
Print: David Cotton

____ Unattested

(verified by)

Sign: da

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2019 11:28:02 AM
\$56.50 CHERRY
20190308000074790

Allen S. Bayl