

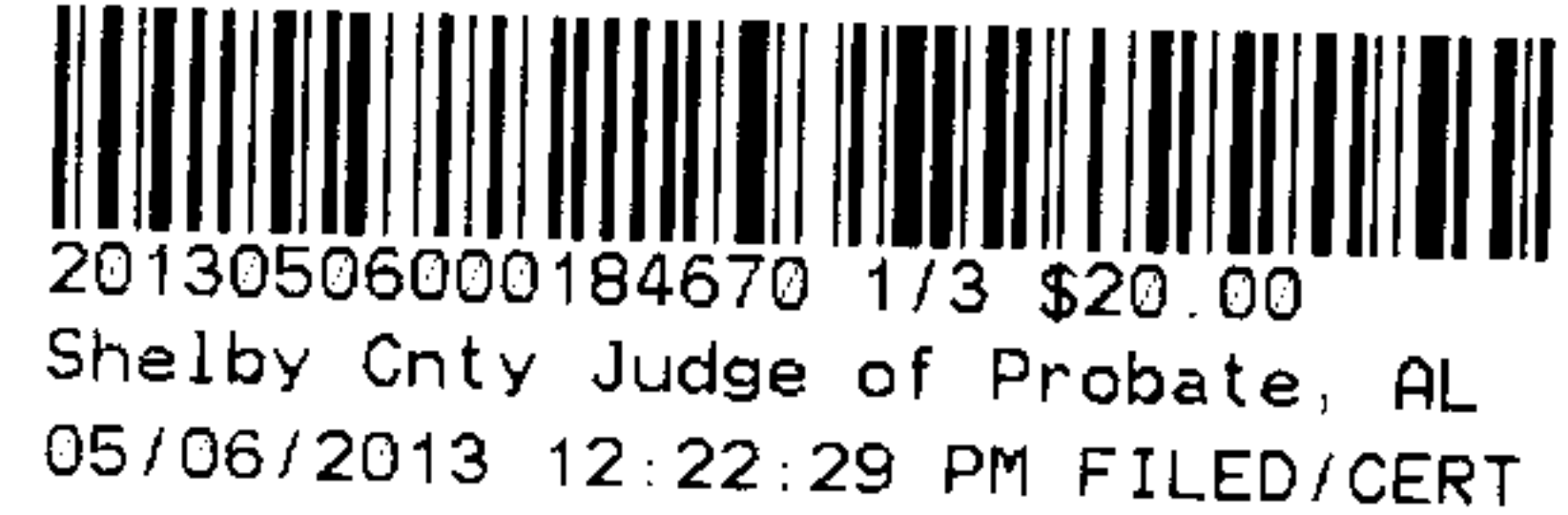
Send tax notice to:

BROOKE M. BISHOP
2035 ROSSBURG PLACE
CALERA, AL, 35040

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013133



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand and 00/100 Dollars (\$90,000.00) in hand paid to the undersigned, AMANDA DAVIS AND KYLE DAVIS, Wife and Husband (hereinafter referred to as "Grantors") by BROOKE M. BISHOP (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 145, ACCORDING TO THE SURVEY OF ROSSBURG TOWNHOMES, AS RECORDED IN MAP BOOK 36, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

AMANDA DAVIS IS ONE AND THE SAME PERSON AS AMANDA CARLISLE, GRANTEE OF THE DEED RECORDED IN INSTRUMENT #20060828000421840.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS OF EASEMENTS, ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, AND ANY FACTS WHICH A CORRECT SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
5. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
6. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
7. DEFECTS, LIENS, ENCUMBRANCES ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
8. COVENANTS, CONDITIONS AND RESTRICTIONS OF ROSSBURG AS RECORDED IN INST. #20050929000508800, AMENDED IN INST. #20070307000104540.
9. VARIANCE OF SETBACK LINE AS RECORDED IN INSTRUMENT #20060918000462130 AND IN INSTRUMENT #20060828000421830.
10. RIGHT OF WAY TO SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN VOLUME 294, PAGE 581.
11. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN VOLUME 220, PAGE 46, VOLUME 103, PAGE 171 AND IN VOLUME 294, PAGE 581.


12. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY.
13. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE.

\$91,836.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29th day of March, 2013.

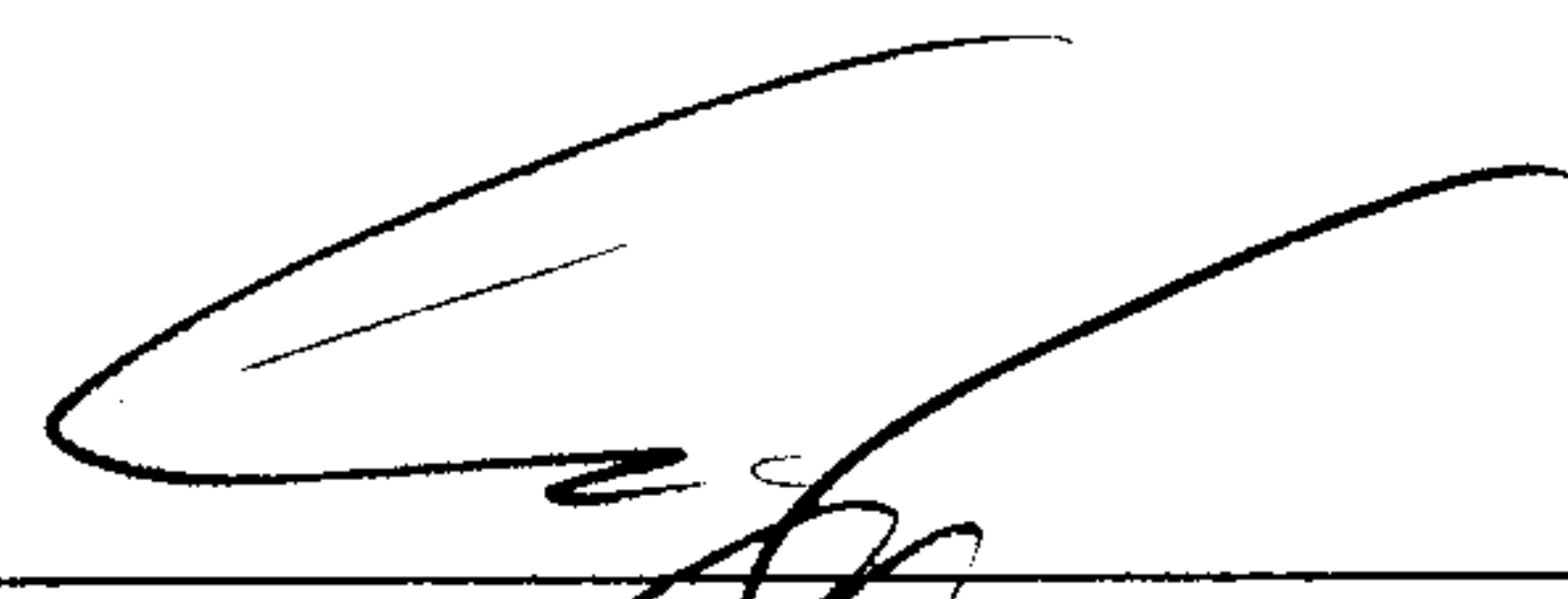

AMANDA DAVIS



KYLE DAVIS


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AMANDA DAVIS AND KYLE DAVIS, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of March, 2013.


Notary Public
Name: Charles D. Stewart
Commission Expires: 3-30-16




20130506000184670 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
05/06/2013 12:22:29 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Amanda Davis
Mailing Address 463 River Oaks Ln
Helena, AL 35080

Grantee's Name Brooke Bishop
Mailing Address 2035 Leeshung Place
Calera
AL 35040

Property Address 2035 Leeshung Place
Calera
AL
35040

Date of Sale 3-29-13
Total Purchase Price \$ 90,000.

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

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 3/29/13

Print Brooke Bishop

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

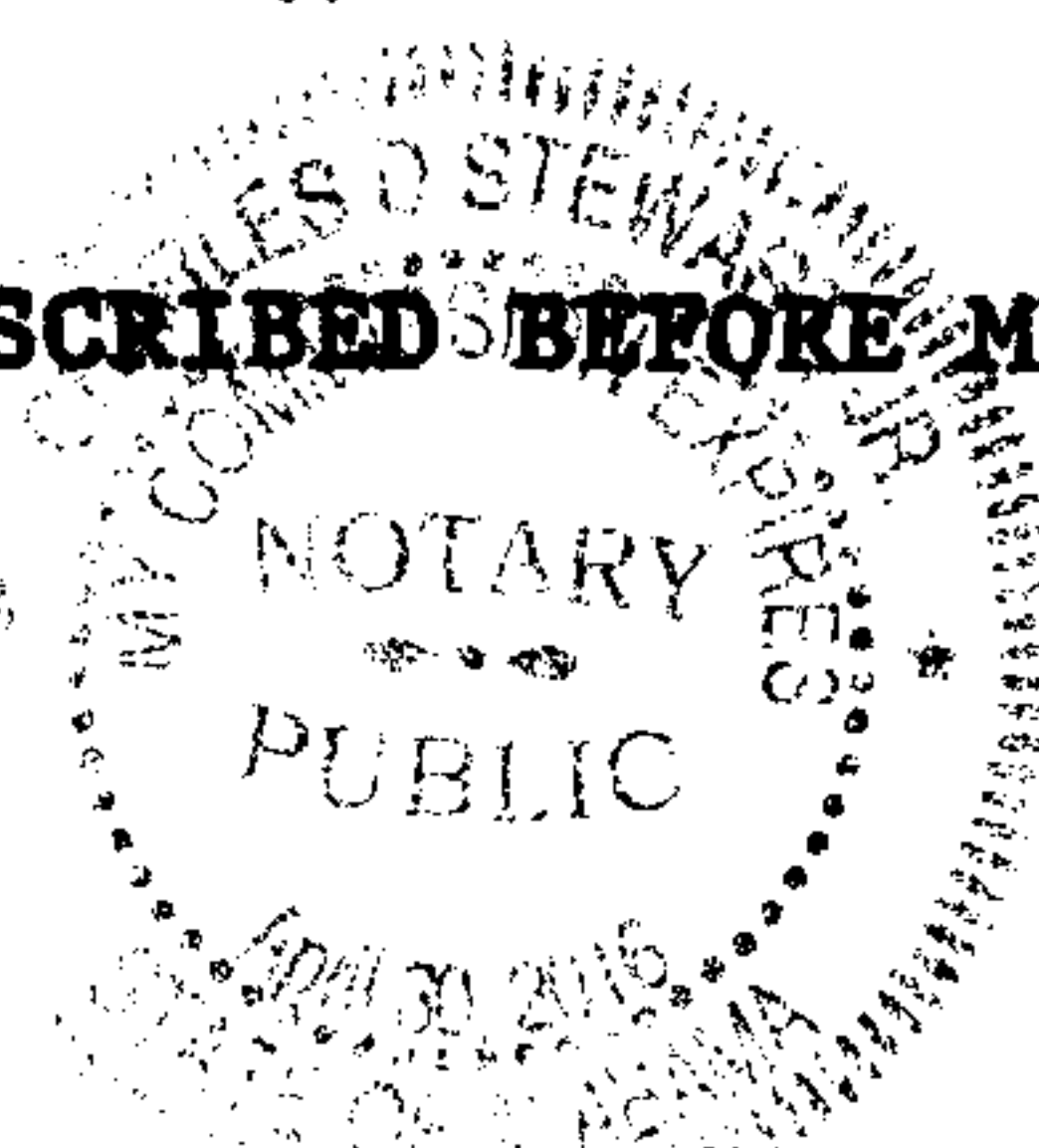
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF March

COUNTY OF SHELBY

20 13.



20130506000184670 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
05/06/2013 12:22:29 PM FILED/CERT



NOTARY PUBLIC