

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-15-22356

Send Tax Notice To: Edwin B. Lumpkin, Jr.

100 Metro Drive  
Pelham, AL 35124

## WARRANTY DEED

20150804000267790 1/2 \$267.00  
Shelby Cnty Judge of Probate, AL  
08/04/2015 01:18:57 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **David W. Bishop, a married man and Daniel G. Bishop, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Edwin B. Lumpkin, Jr.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **47 Longview Circle, Alabaster, AL 35007**; to wit;

A parcel of land in the SW 1/4 of the SW 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama described as follows; Commence at the Southwest corner of said Section 17; thence run North 01 degree 01 minute 18 seconds East 214.04 feet along the West section line to a point on the southeast right of way of Shelby County Highway #87 (80 foot right of way); thence run North 64 degrees 05 minutes 17 seconds East 519.05 feet along said right of way; thence run South 34 degrees 40 minutes 33 seconds East 141.57 feet to THE POINT OF BEGINNING; thence continue last course 331.04 feet; thence run North 71 degrees 30 minutes 12 seconds West 387.09 feet to the centerline of a 60 foot ingress, egress, drainage and utility easement lying 30 feet on each side of said centerline; thence run North 26 degrees 11 minutes 11 seconds West 65.48 feet along said centerline; thence North 64 degrees 05 minutes 17 seconds East 218.47 feet to the point of beginning.

LESS AND EXCEPT property conveyed in deed recorded in Inst. No. 2001-06841 and Inst. No. 20100204000036270, Probate Office, Shelby County, Alabama.

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. Property constitutes no part of the homestead of the grantors or of their spouses.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of July, 2015.

David W. Bishop  
David W. Bishop

Daniel G. Bishop  
Daniel G. Bishop

Shelby County, AL 08/04/2015  
State of Alabama  
Deed Tax: \$250.00

State of Alabama

County of Shelby

I, the undersigned authority, a Notary Public in and for the said County in said State, hereby certify that David W. Bishop and Daniel G. Bishop, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of July, 2015.

Maria J. Wiggins  
Notary Public, State of Alabama  
the undersigned authority  
My Commission Expires: 3/14/2018

MARIA J WIGGINS  
Notary Public, Alabama State At Large  
My Commission Expires March 14, 2018

# Real Estate Sales Validation Form

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

Grantor's Name	David W. Bishop Daniel G. Bishop	Grantee's Name	Edwin B. Lumpkin, Jr.
Mailing Address	<u>47 Longview Circle</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>100 Metro Drive</u> <u>Pelham, AL 35124</u>
Property Address	<u>47 Longview Circle</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>July 31, 2015</u>
		Total Purchase Price	<u>\$250,000.00</u>
		or	
		Actual Value	<u>                                </u>
		or	
		Assessor's Market Value	<u>                                </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 checked="" 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 of 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 July 31, 2015

Print David W. Bishop

           Unattested

Sign David W. Bishop

                                  
(verified by)

                                  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20150804000267790 2/2 \$267.00  
Shelby Cnty Judge of Probate, AL  
08/04/2015 01:18:57 PM FILED/CERT