

20180220000053310
02/20/2018 08:03:04 AM
DEEDS 1/4

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
THOMAS BRAD BISHOP and
LEIGH ANNE BISHOP

4553 LITTLE RIDGE DRIVE
BIRMINGHAM, AL 35243

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty-Three Thousand Nine Hundred and 00/100 (\$243,900.00) to the undersigned Grantors, THOMAS W. MICKWEE, a married man; MICHELE P. MICKWEE, his wife; and LAWRENCE A. MICKWEE, a single man, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto THOMAS BRAD BISHOP and LEIGH ANNE BISHOP, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 15, ACCORDING TO THE SURVEY OF LITTLE RIDGE ESTATES, AS RECORDED IN MAP BOOK 9, PAGE 174 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 4553 LITTLE RIDGE DRIVE, BIRMINGHAM, AL 35243

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

THOMAS BRAD BISHOP AND THOMAS BRADFORD BISHOP ARE ONE AND THE SAME PERSON.

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Transmission Line Permits to Alabama Power Company as set forth in Real Book 93, Page 143.
5. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real Book 78, Page 104, Real Book 171, Page 836, Real Book 178, Page 580, Real Book 178, Page 582 and Real Book 178, Page 596, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company as set forth in Real Book 84, Page 567, Volume 124, Page 516 and Real Book 93, Page 143.
7. Right of way granted to Alabama Power Company as set forth in Real Book 93, Page 143 and Deed Book 124, Page 516.

8. Right of way granted to Shelby County as set forth in Deed Book 135, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Right of way granted to South Central Bell Telephone Company as set forth in Real Book 77, Page 890 and Volume 135, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Easement as to underground cables as set forth in Real Book 78, Page 104.
11. 50 foot minimum building setback line from Little Ridge Drive, Cross Grove Circle and a 15 foot easement on the South side of lot as shown on recorded map.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their 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 persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 16th day of February, 2018.



MICHELE P. MICKWEE

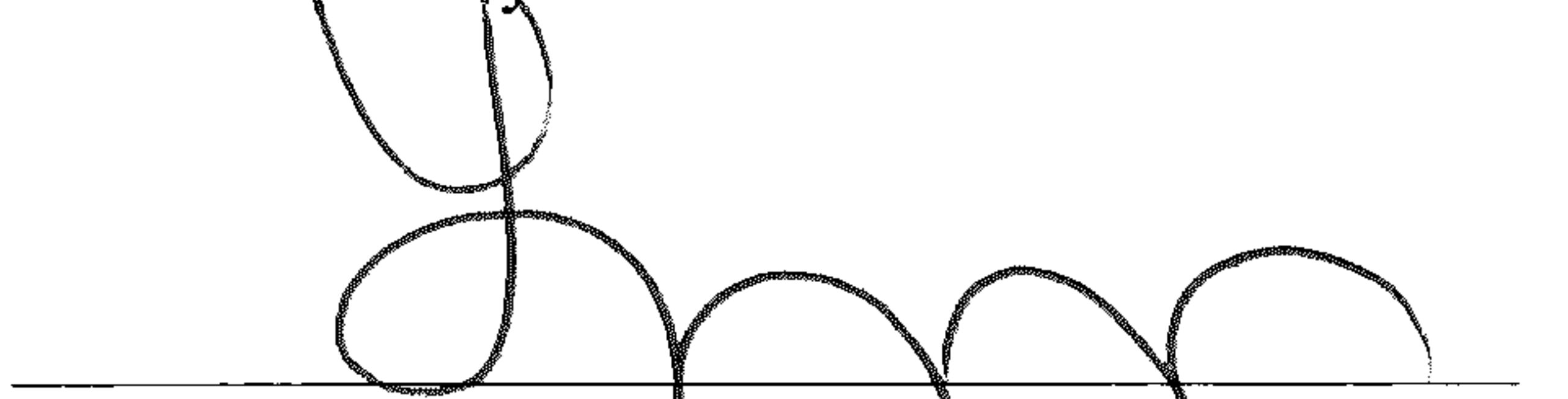


LAWRENCE A. MICKWEE

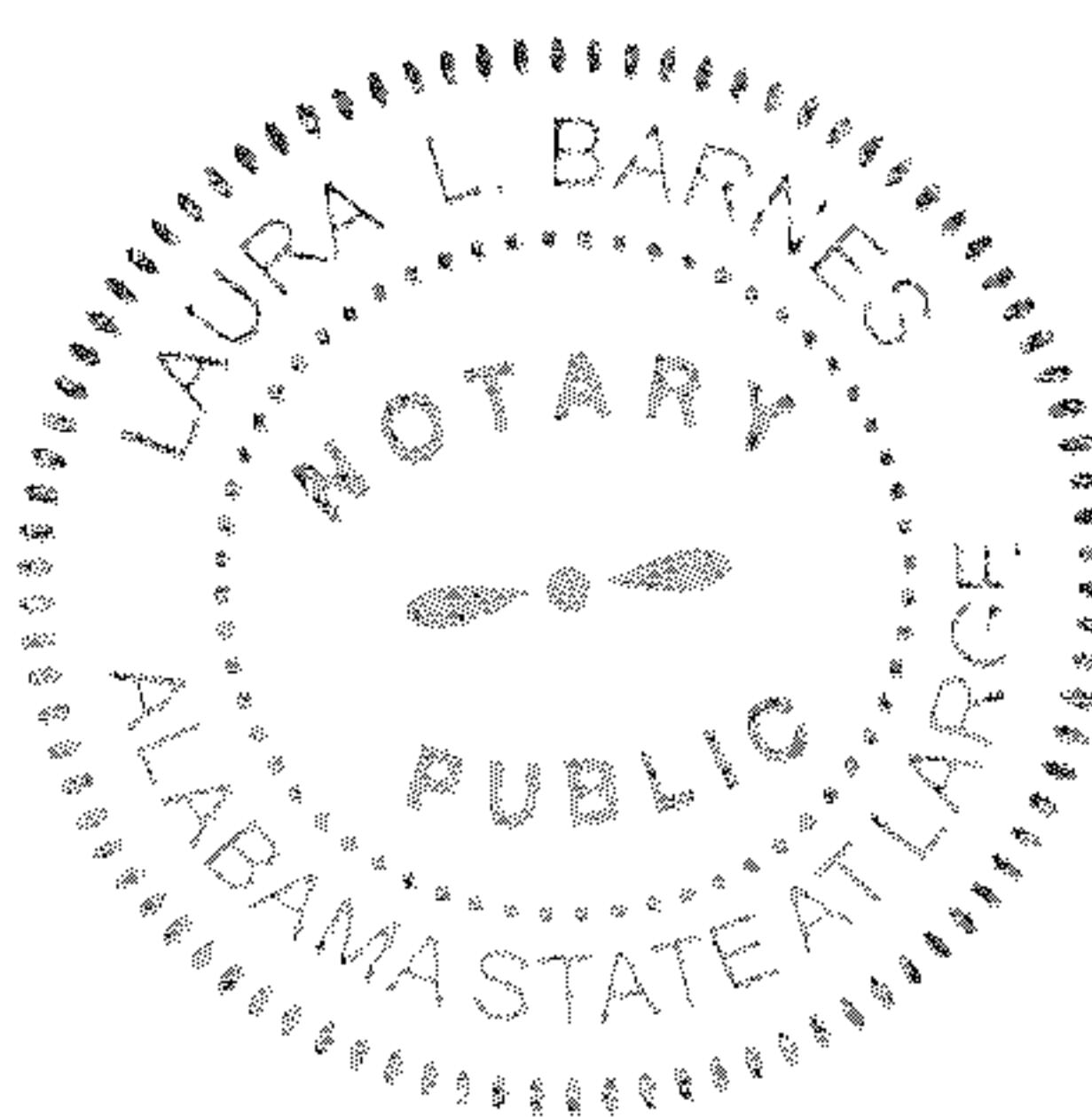
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MICHELE P. MICKWEE, a married woman; and LAWRENCE A. MICKWEE, a single man, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February, 2018.



NOTARY PUBLIC
2/14/20



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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 16th day of February, 2018.

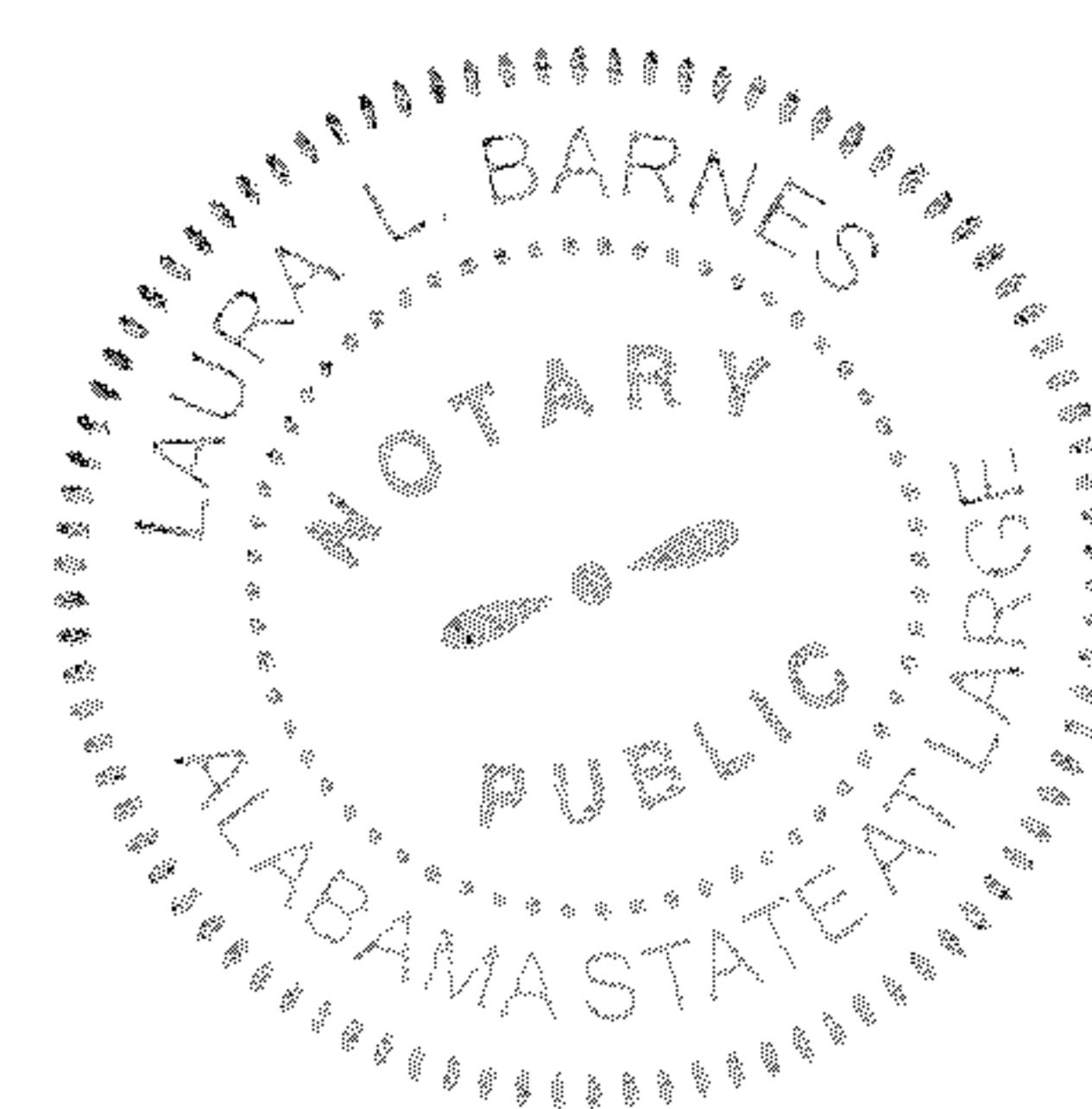
Thomas W. Mickwee
THOMAS W. MICKWEE

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that THOMAS W. MICKWEE, a married man, whose name is 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February, 2018.

Laura L. Barnes
NOTARY PUBLIC
2-4-20



Real Estate Sales Validation Form

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

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| | | | |
|-------------------|--|-----------------------|---|
| Grantor's Name: | THOMAS W. MICKWEE, MICHELE P. MICKWEE, and LAWRENCE A. MICKWEE | Grantee's Name: | THOMAS BRAD BISHOP and LEIGH ANNE BISHOP |
| Mailing Address: | 4553 LITTLE RIDGE DRIVE BIRMINGHAM, AL 35243 | Mailing Address: | 4553 LITTLE RIDGE DRIVE BIRMINGHAM, AL 35243 |
| Property Address: | 4553 LITTLE RIDGE DRIVE BIRMINGHAM, AL 35243 | Date of Sales | February 16th, 2018 |
| | | Total Purchase Price: | (\$243,900.00) |

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 Tax Appraisal
 Sales Contract Other Tax Assessment
 x 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: February 16th, 2018

Print

Laura L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) **circle one**

Unattested

(verified by)

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/20/2018 08:03:04 AM
\$268.00 CHERRY
20180220000053310



A handwritten signature of Laura L. Barnes.