

Send tax notice to:
JAMES MARK BISHOP
732 HEATHERWOOD DRIVE
BIRMINGHAM, AL, 35244

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA
Shelby COUNTY

2020788

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **Christie Ripperdan Johnson as Personal Representative of the Estate of Patricia Flanagan Ripperdan, deceased, Probate Case #2020-000461, Shelby County Alabama.** whose mailing address is: 1512 Turtle Lake Drive Birmingham AL 35242 (hereinafter referred to as Grantors) in hand paid by **JAMES MARK BISHOP and CHRISTINA GRUBB BISHOP** whose property address is: **732 HEATHERWOOD DRIVE, BIRMINGHAM, AL, 35244** (hereinafter referred to as Grantee), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Heatherwood, 1st Sector, as recorded in Map Book 8, Page 27, A&B, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto. including release of damages.
3. Restrictions appearing of record in Real 70, Page 173: Inst. No.1998-23623; Inst. No. 2000-30916; Inst. No. 2003-22176; Inst. No. 2003-22177; Inst. No. 2003-22178; Inst. No. 2007-16540; Inst. No. 2010-3514; Inst. No. 2010-18941 and Inst. No. 2018-12875.
4. Right-of-way granted to Alabama Power Company recorded In Volume 318. Page 16 and Inst. No. 2004-440.
5. Agreement with Alabama Power Company recorded in Misc. Book 39, Page 981 and Misc. Book 39, Page 380.

\$399,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


Patricia Flanagan Ripperdan is the surviving grantee of deed recorded in Real 32, Page 245. The other grantee, Cecil A Ripperdan, having died on or about the 13 day of February, 2009

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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, Grantor, the Estate of Patricia Flanagan Ripperdan by Christie Ripperdan Johnson its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29th day of September, 2020.

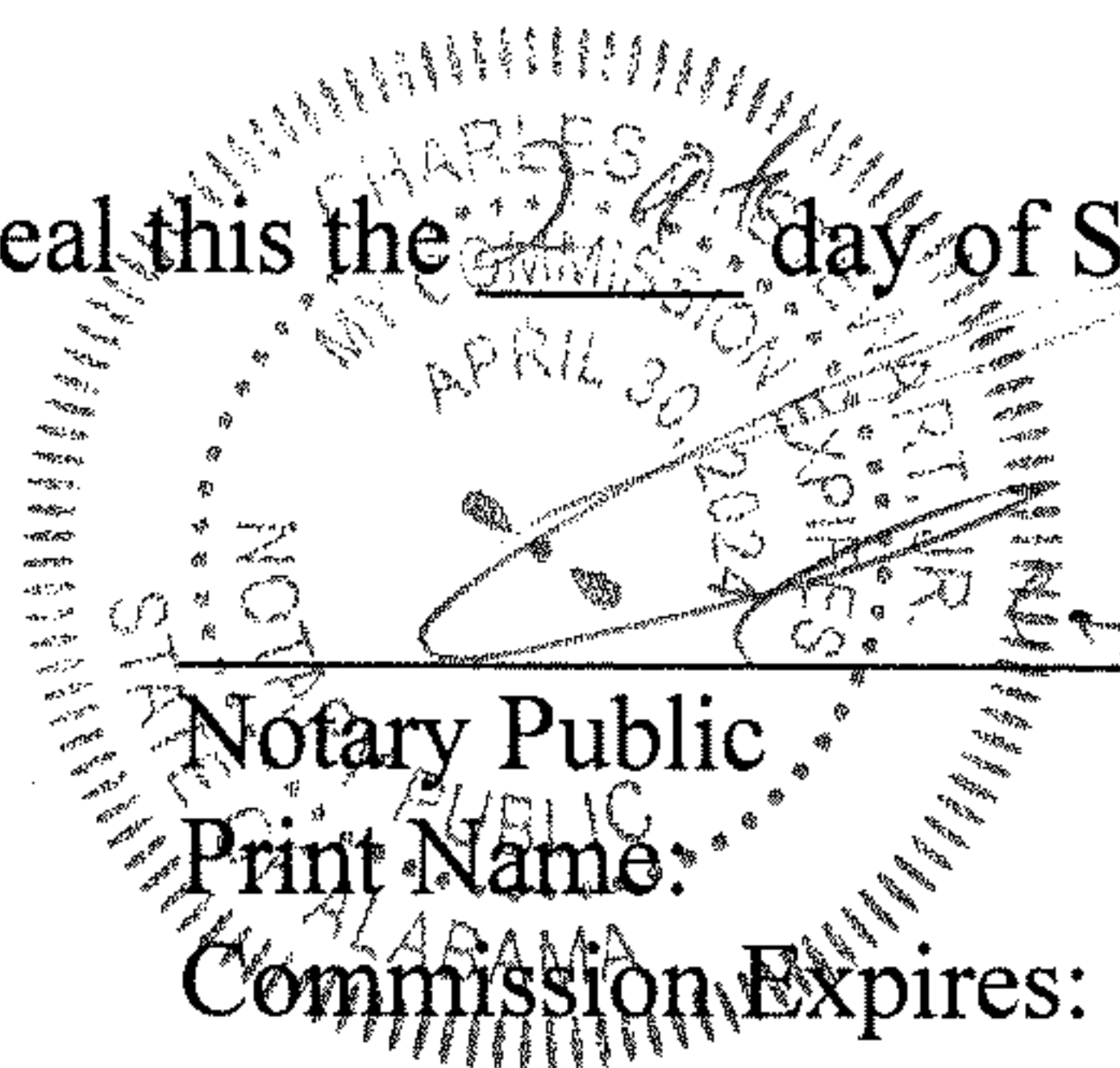
Estate of Patricia Flanagan Ripperdan

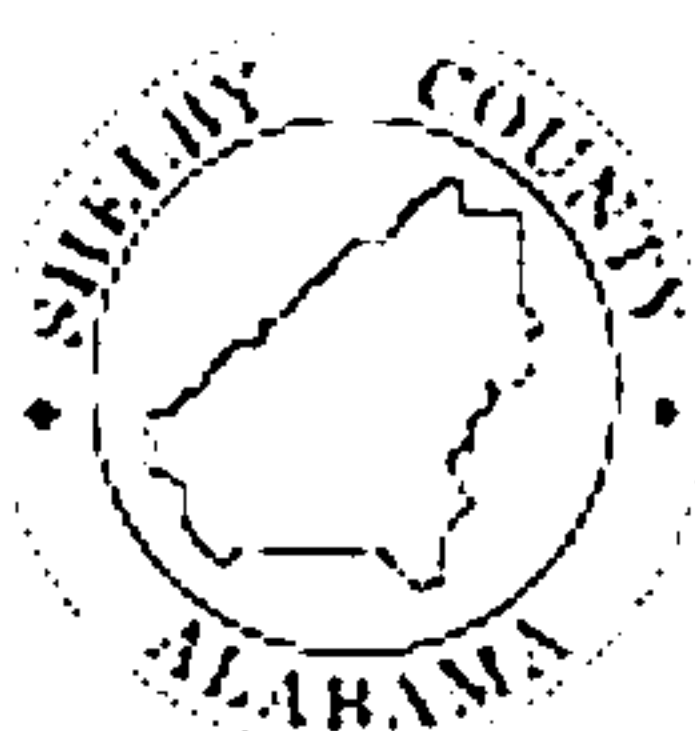

By: Christie Ripperdan Johnson, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christie Ripperdan Johnson, whose names as Personal Representative of the Estate of Patricia Flanagan Ripperdan, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as said Personal Representative of the Estate of Patricia Flanagan Ripperdan, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 29th day of September, 2020.


Notary Public
Print Name:
Commission Expires:
13029



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2020 10:21:32 AM
\$46.00 JESSICA
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Allen S. Bayl