

Send tax notice to:
BISHOP DESIGN, LLC
718 3RD STREET NE
ALABASTER, AL, 35007

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

STATE OF ALABAMA
SHELBY COUNTY

2021380T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ERIC T. KERLEY, a married man** whose mailing address is: **531 STEWARDS GLEN, BIRMINGHAM, AL 35242** (hereinafter referred to as "Grantors") by **BISHOP DESIGN, LLC** whose property address is: **718 3RD STREET NE, ALABASTER, AL, 35007** 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 35, according to the Survey of Whitestone Townhomes, Phase One, as recorded in Map Book 20, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and Survey of Whitestone Townhomes, Phase One, as recorded in Map Book 20, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Instrument #1994-24487.
4. Restrictions recorded in Deed Book 109, page 191.
5. Rights of owners of property adjoining property in and to the use of the common areas.
6. Easement to AT&T recorded in Deed Book 109, page 191.
7. Transmission Line permit to Alabama Power Company recorded in Deed Book 133, page 8.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor nor that of his spouse.

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 Grantees, 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 April, 2021.

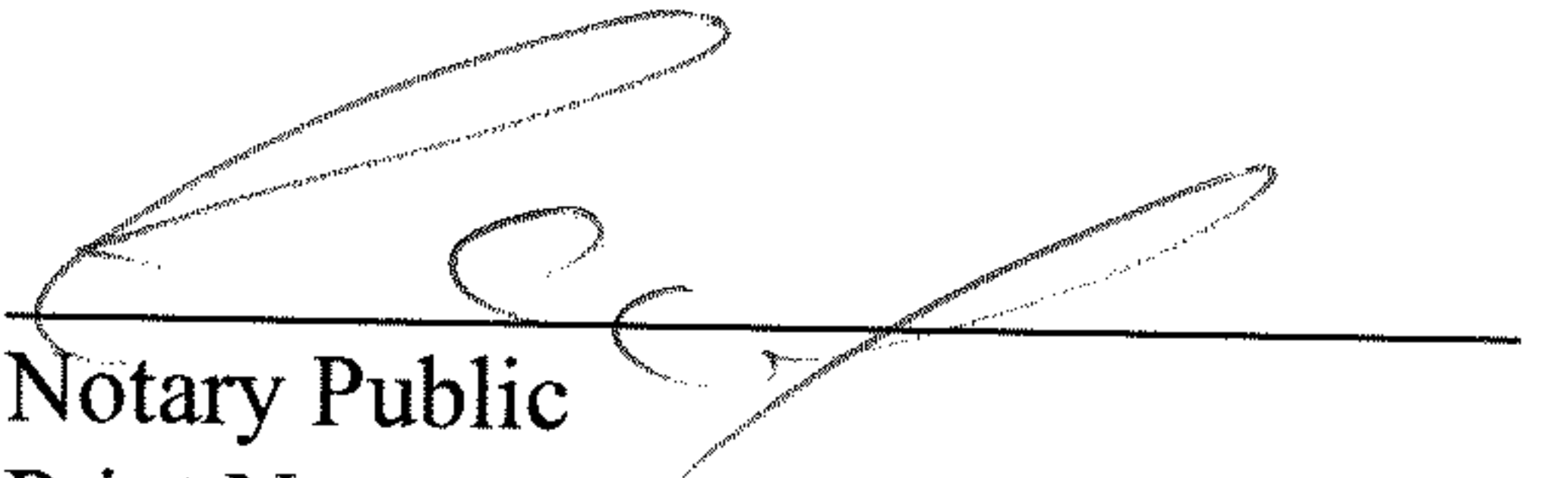

ERIC T. KERLEY

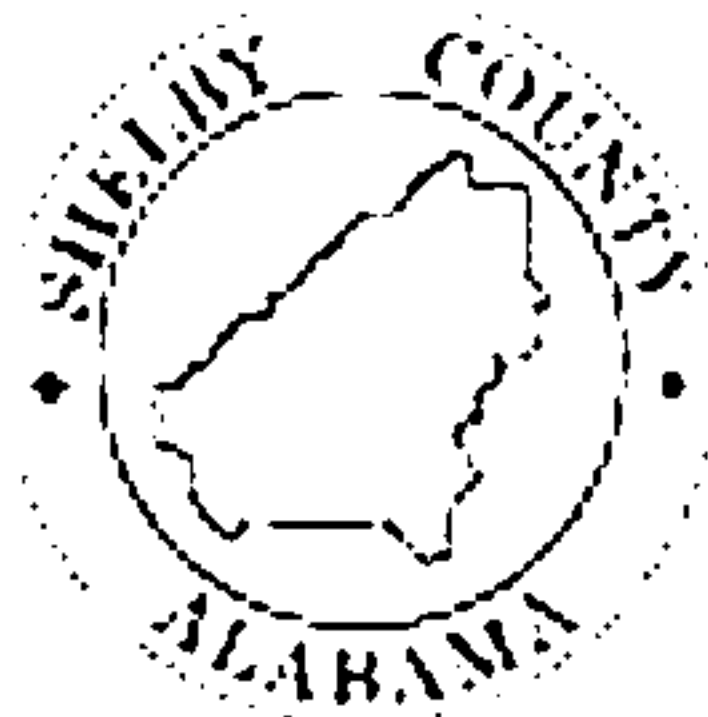
STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 29th day of April, 2021.




Notary Public
Print Name:
Commission Expires: 4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2021 10:33:30 AM
\$185.00 CHERRY
20210503000218010

Allie S. Beyl