

Send tax notice to:
James Mark Bishop & Christy Bishop
244 Cambrian Ridge Tril
Pelham, AL 35124
HOV2100468

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Drexel Hills Land Company, Inc.**, whose mailing address is: 2173 Clearbrook Rd Hoover AL 35226 (hereinafter referred to as "Grantors"), by **James Mark Bishop and Christy Bishop** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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: 244 Cambrian Ridge Trail, Pelham, AL 35124.

Lot 53, according to the Survey of Cambrian Ridge, Phase 2, as recorded in Map Book 21, Page 118, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$131,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor(s), Drexel Hills Land Company, Inc. have hereunto set their signature(s) and seal(s) on August 27, 2021.

Drexel Hills Land Company, Inc.



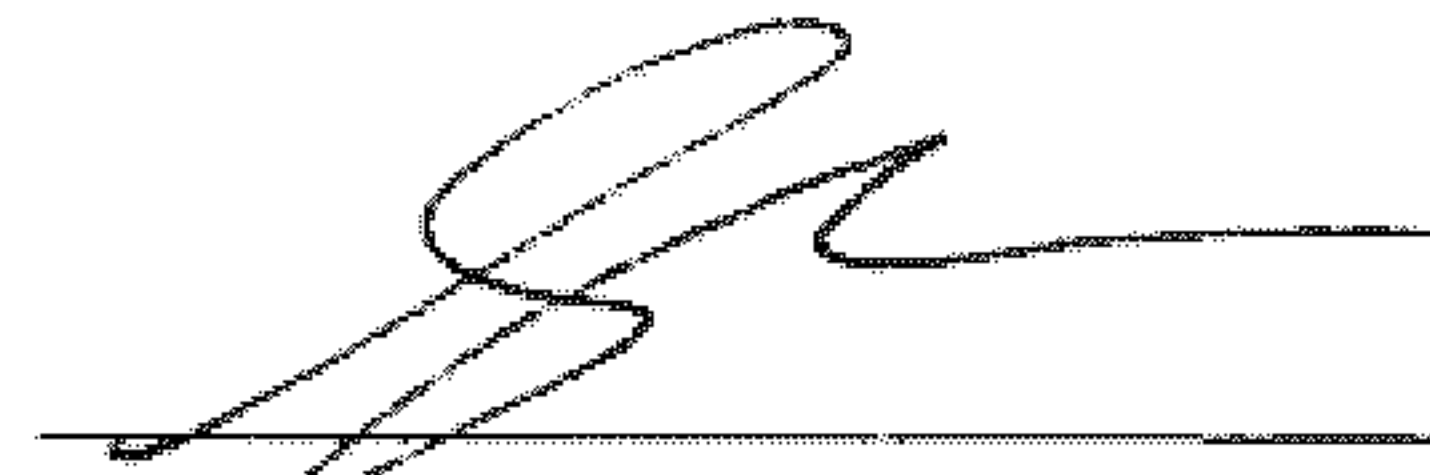
By Phyllis Seale its: President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Phyllis Seale, whose name as President of Drexel Hills Land Company, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily for and as the act of said incorporation.

Given under my hand and official seal this the 27 day of August, 2021.

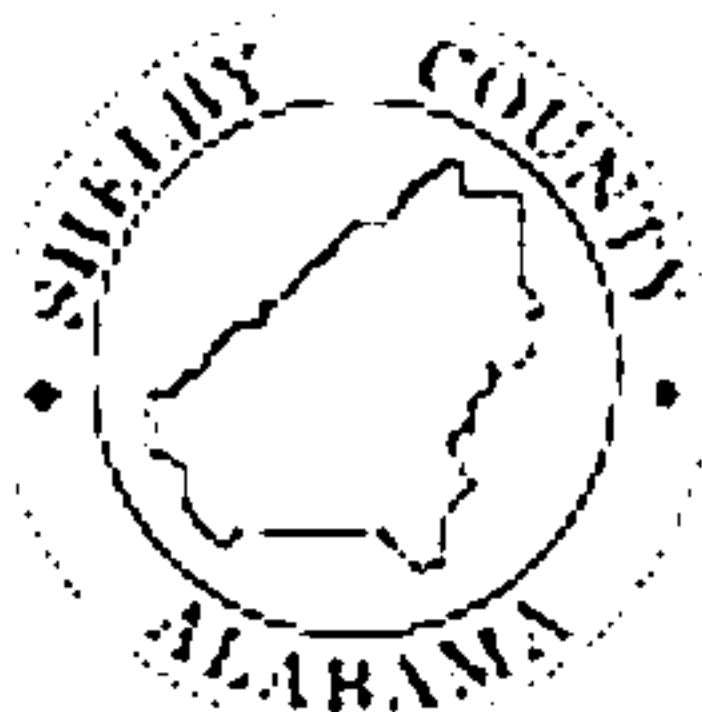
(NOTARIAL SEAL)



Notary Public

Print Name: Patrick Skyler Murphy

Commission Expires: 6-19-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2021 02:59:40 PM
\$74.00 CHERRY
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Allen S. Bayl