

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
HMS, LLC  
891 Yeager Parkway  
Pelham, AL 35124

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two Hundred Twenty-Eight Thousand and 00/100 Dollars (\$228,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **DAVID W. BISHOP and MARGARET S. BISHOP, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **HMS, LLC** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. TOGETHER WITH AN EASEMENT AGREEMENT FOR INGRESS/EGRESS AND CROSS PARKING AS RECORDED SIMULTANEOUSLY HERewith.**

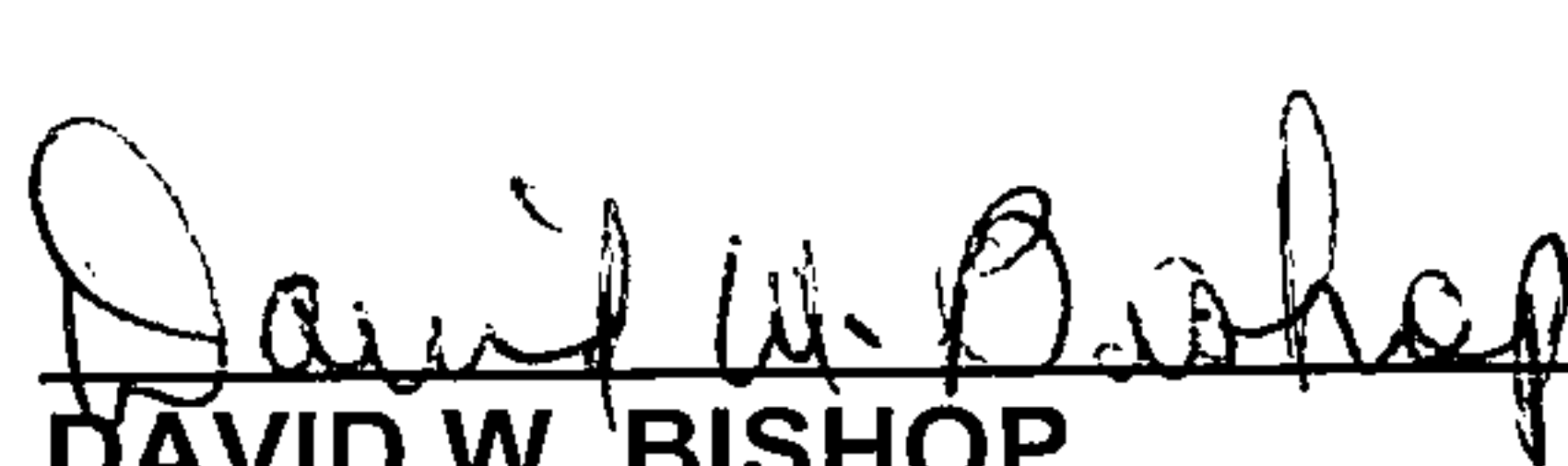
Subject to mineral and mining rights if not owned by Grantors.


Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$193,800.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 25th day of February, 2022.

  
\_\_\_\_\_  
**DAVID W. BISHOP**

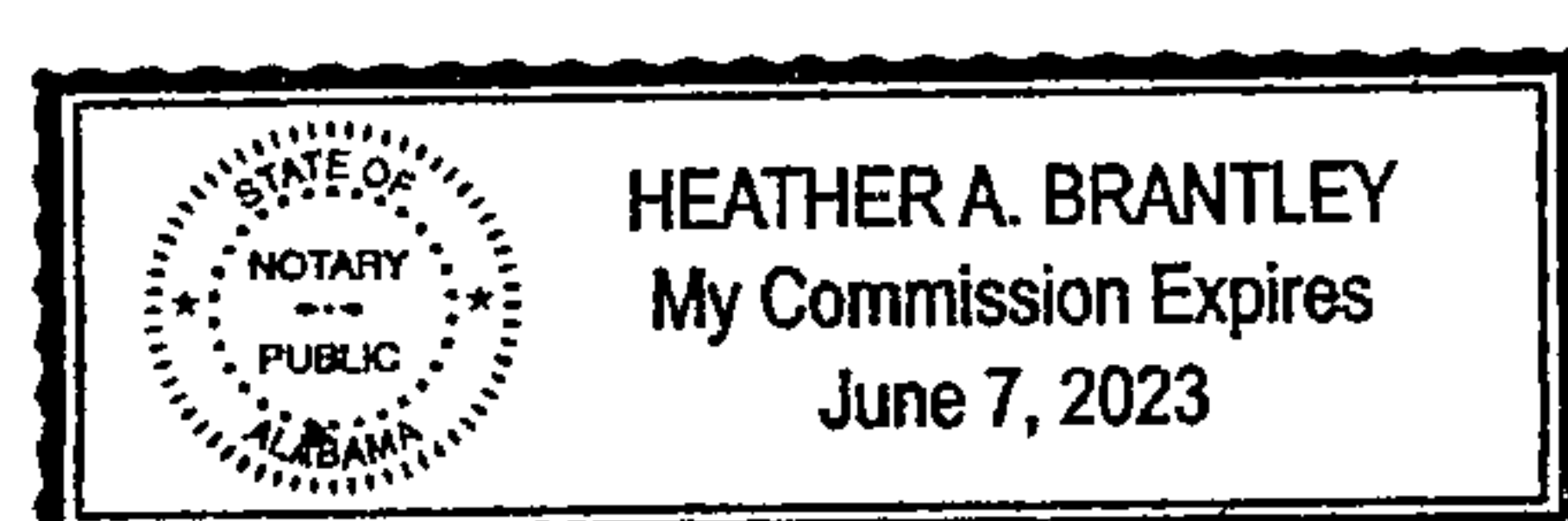
  
\_\_\_\_\_  
**MARGARET S. BISHOP**

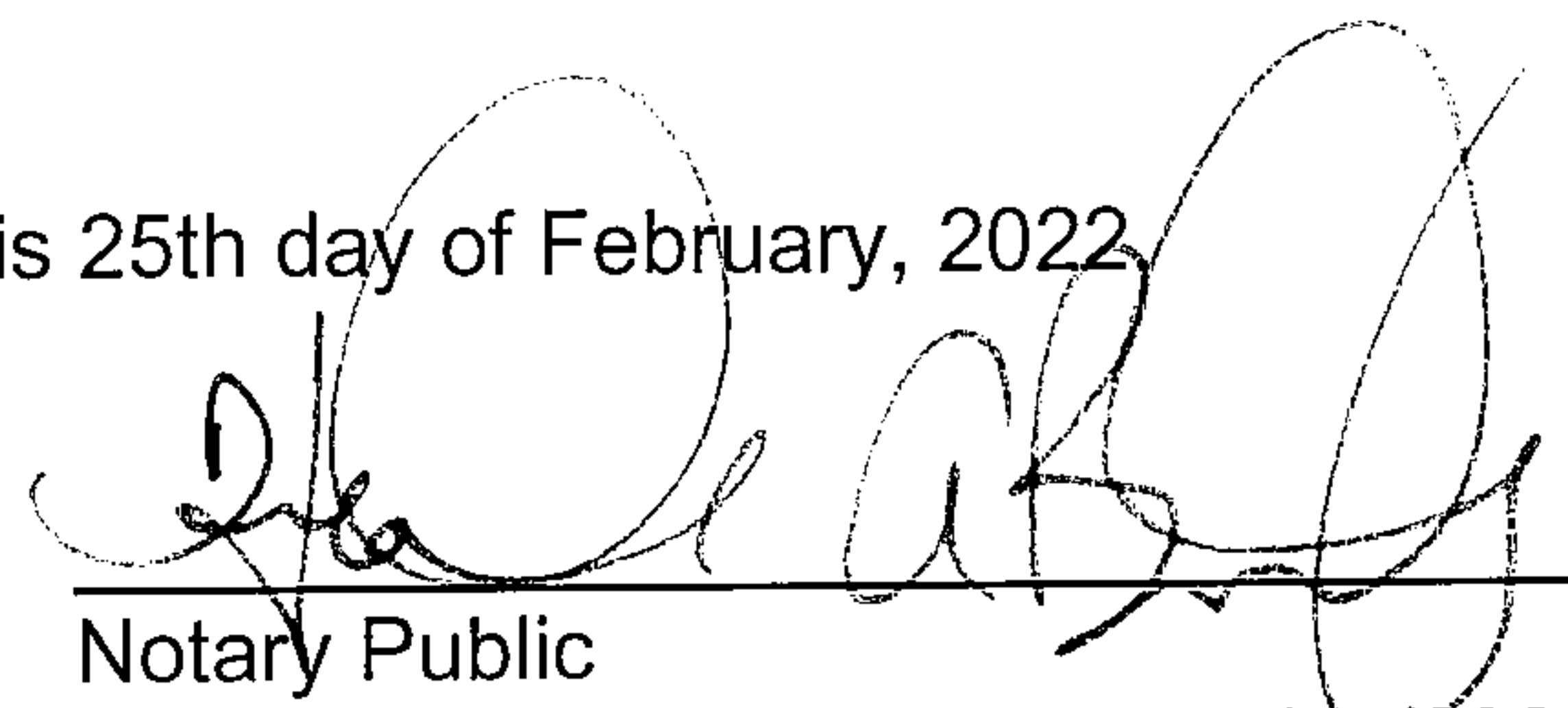
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DAVID W. BISHOP and MARGARET S. BISHOP**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 2022.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 06/07/2023

## **EXHIBIT "A"**

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**A parcel of land in the SW ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 13; thence run East along the South ¼ line 1787.69 feet; thence turn left 90 degrees 00 minutes 00 seconds and run North 1967.58 feet to the point of beginning; thence turn right 45 degrees 02 minutes 02 seconds and run Northeast 178.61 feet; thence turn right 71 degrees 07 minutes 17 seconds and run southeast 88.82 feet; thence turn right 85 degrees 30 minutes 00 seconds and run Southwest 169.52 feet; thence turn right 94 degrees 30 minutes 00 seconds and run Northwest 159.91 feet to the point of beginning.**

**TOGETHER WITH AN EASEMENT AGREEMENT FOR INGRESS / EGRESS AND CROSS PARKING DATED FEBRUARY 25, 2022, AND RECORDED IN INSTRUMENT NUMBER 20220225000081680, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TAX PARCEL NUMBER: 13-6-13-3-001-027.026**

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	Grantee's Name	HMS, LLC
Mailing Address	MARGARET S. BISHOP 375 Bishop Lane Indian Springs, AL 35124	Mailing Address	891 Yeager Parkway Pelham, AL 35124
Property Address	891 Yeager Parkway Pelham, AL 35124	Date of Sale	February 25, 2022
		Total Purchase Price \$	228,000.00
		Or	
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 25, 2022	Print	B. CHRISTOPHER BATTLES
<input type="checkbox"/> Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/04/2022 10:22:19 AM  
\$62.50 CHARITY  
20220304000090020

Allen S. Bayl