

**SEND TAX NOTICE TO:**

Anthony Walker  
248 High Ridge Drive  
Pelham, AL 35124

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

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED FIVE THOUSAND AND 00/100 (\$205,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Marlon Lee Higginbotham and Ashley Bishop, husband and wife**, whose address is 3256 Marl Daly Rd Bham AL 35210, (hereinafter "Grantor", whether one or more), by **Anthony Walker**, whose address is 248 High Ridge Drive, Pelham, AL 35124, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Anthony Walker**, the following described real estate situated in Shelby County, Alabama, **the address of which is 248 High Ridge Drive, Pelham, AL 35124 to-wit:**

**Lot 206, according to the final plat of High Ridge Village, Phase 5, as recorded in Map Book 29, Page 132, in the Probate Office of Shelby County, Alabama**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$205,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 4th day of May, 2022.

*Marlon Lee Higginbotham by Ashley Bishop Attorney in Fact*  
Marlon Lee Higginbotham by Ashley Bishop, Attorney-In-Fact

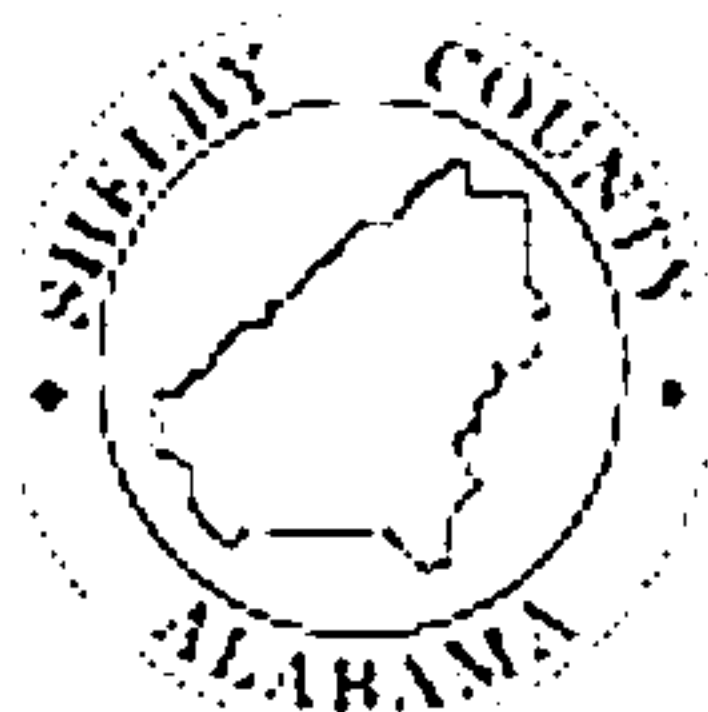
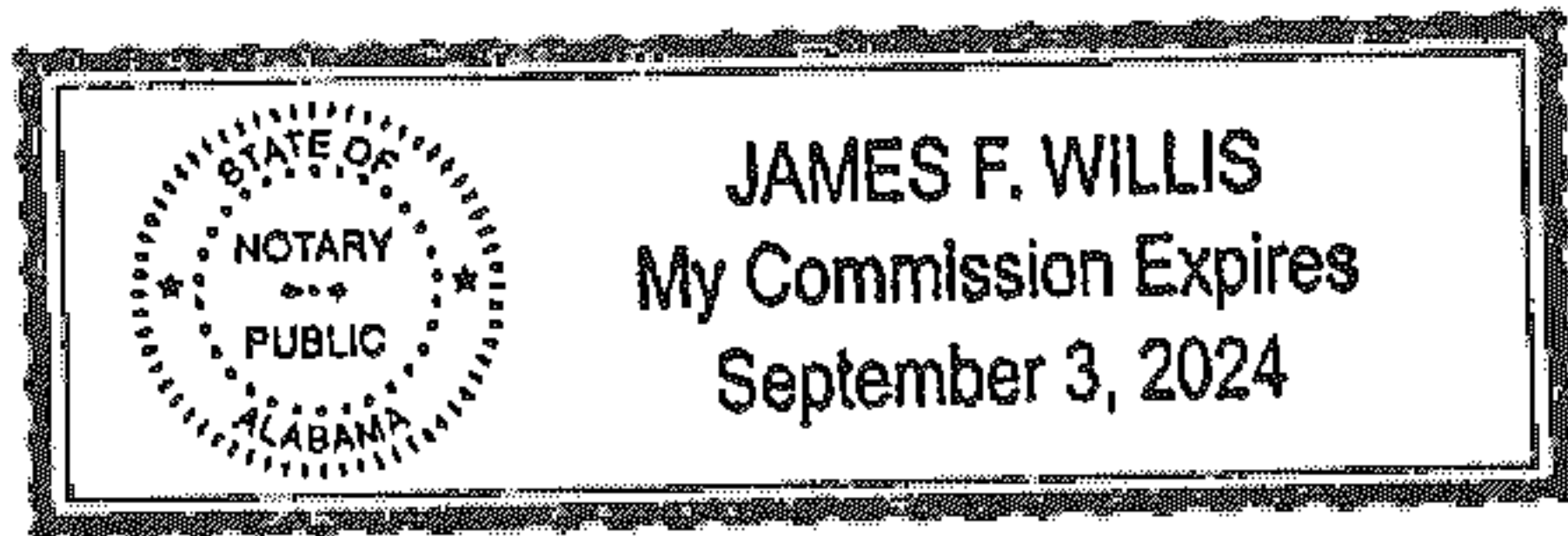
*Ashley Bishop*  
Ashley Bishop

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Ashley Bishop, individually and as Attorney-in-Fact for Marlon Lee Higginbotham 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, she, individually and as Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, 2022.

*[Signature]*  
Notary Public  
My Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/05/2022 09:00:31 AM  
\$26.00 JOANN  
20220505000184210

*Allie S. Bayl*