

Send tax notice to:  
KEITH BISHOP  
34555 HWY 25  
HARPERSVILLE, AL, 35078

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

STATE OF ALABAMA

2022204T

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Forty Thousand and 00/100 Dollars (\$640,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **EARNEY QUICK and ALISHA QUICK, HUSBAND AND WIFE**, whose mailing address is 3337 Vandor St Al Bk 11 35217 (hereinafter referred to as "Grantors") by **KEITH BISHOP and GINA BISHOP** whose property address is: **34555 HWY 25, HARPERSVILLE, AL, 35078** 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:

**Part of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 20, Township 20, Range 2 East, Shelby County, Alabama more particularly described as follows: Commence at the SW corner of the NE 1/4 of Section 20, T-20 S, R-2 E, Shelby County, AL and run N 04°06'02"E for 128.45 feet; thence run S 86°08'14"E for 1652.59 feet, to the point of beginning from said POB. Continue S 86°08'14" E for 649.44 feet to the West right of way of County Road 25, thence along said road, S 00°21'18" E for 873.72 feet; thence leaving said road, run N 85°03'42" W for 854.86 feet; thence run N 13°13'28" E for 866.85 feet; thence run N 13°13'28" E for 866.85 feet to the point of beginning.**

SUBJECT TO:

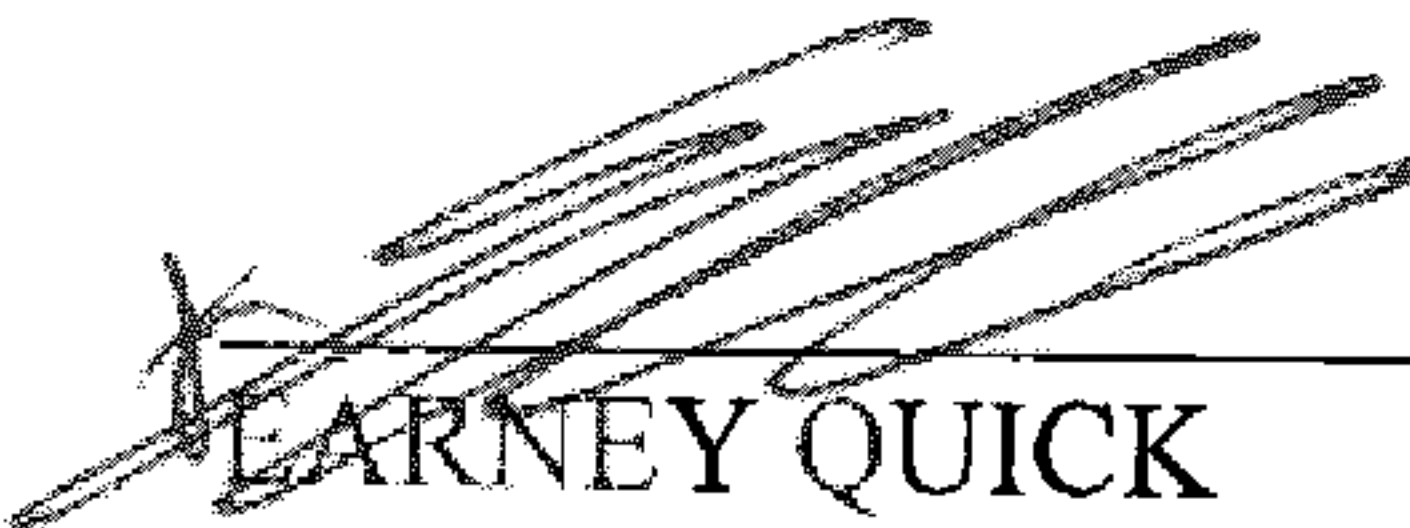
1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Less and except any portion of subject property lying in an existing road right of way.
3. Property rights granted to Alabama Power Company in Lis Pendens Book 4 page 381 and Probate Minutes Book 24 page 265.
4. 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, including those recorded in Book 331 page 69.

**\$512,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 6<sup>th</sup> day of May, 2022.

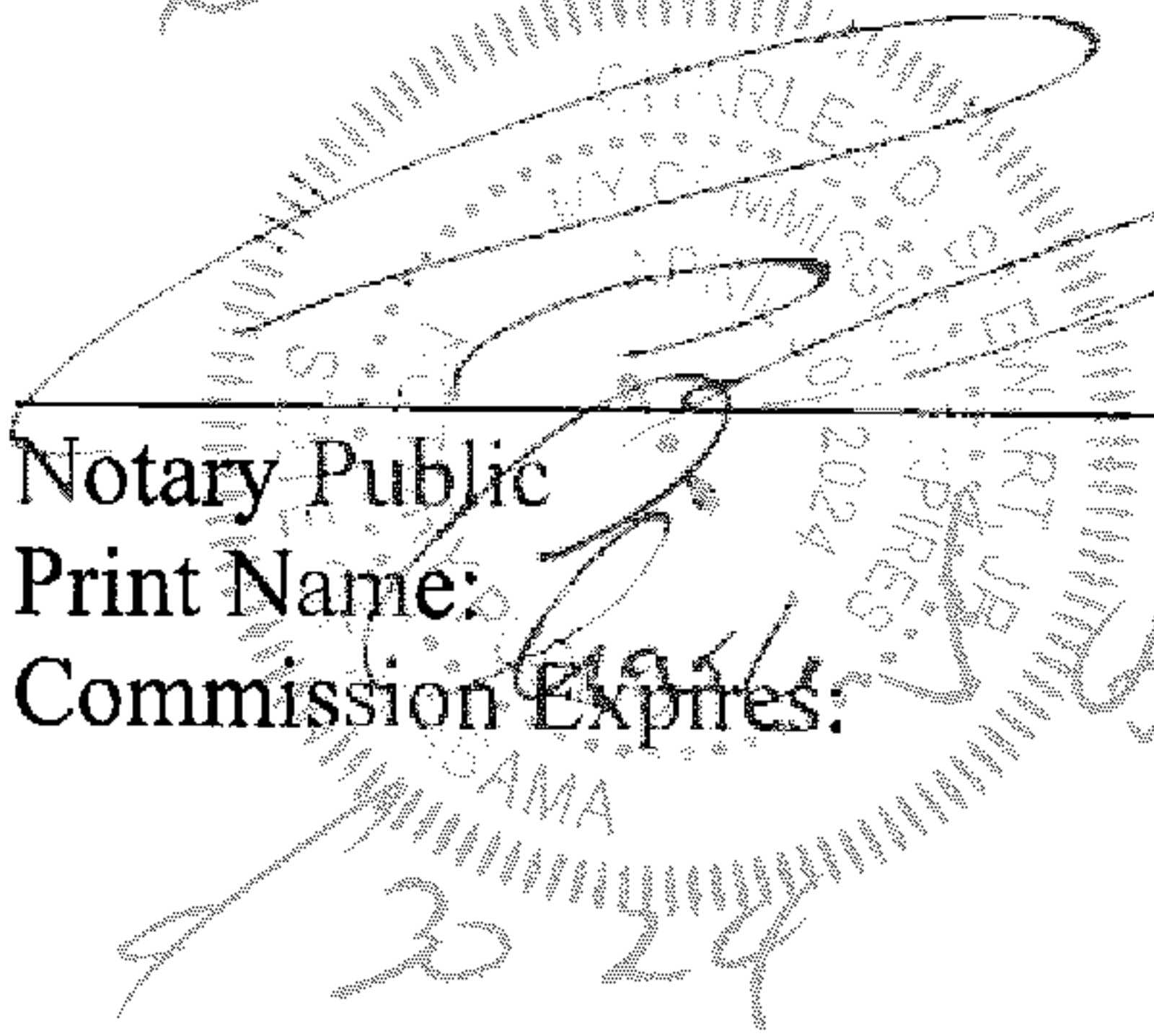
  
EARNEY QUICK

  
ALISHA QUICK BY EARNEY QUICK  
HER ATTORNEY IN FACT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EARNEY QUICK, whose names 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of May, 2022.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: April 30, 2024

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EARNEY QUICK as Attorney in Fact for ALISHA QUICK, whose name 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, he, as such attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of May, 2022.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: April 30, 2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/10/2022 11:32:00 AM  
\$153.00 JOANN  
20220510000191470

