

Send Tax Notice to:  
Tristone Properties, LLC  
4 Hidden Hills  
Birmingham, AL 35242

This instrument prepared by:  
Matthew D. Evans  
Evans PLLC  
19 Inverness Center Pkwy, Suite 150  
Birmingham, AL 35242  
(205) 723-0202

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

**GENERAL WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, that in consideration of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$450,000.00)** and other good and valuable consideration **BISHOP CREEK, LLC**, an Alabama limited liability company (the "Grantor"), do hereby grant, bargain, sell, and convey unto **TRISTONE PROPERTIES, LLC**, an Alabama limited liability company (the "Grantee"), all of Grantor's right, title, and interest in the real property and improvements thereon situated in the County of Shelby, State of Alabama, (the "Property"), to-wit;

**Lots 1, 2 and 3 according to the survey of Bishop Creek Subdivision as recorded in Map Book 54, Page 82 in the Probate Office of Shelby County, Alabama.**

**TO HAVE AND TO HOLD** the Property unto Grantee and its successors and assigns, forever, provided that the Property is subject to the permitted encumbrances more particularly described as follows (the "Permitted Encumbrances"):

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Property or produced from the Property, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Easements, restrictions, and setback lines as shown on recorded map.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land..
5. Easements or other uses of subject property not visible from the surface, or easements or claims of easements, not shown by the public records.
6. Transmission Line Permits to Alabama Power Company as recorded in Deed Book 101, Page 536.
7. With respect to the creek that serves as the North boundary of the property we will make an exception for:
  - a. Any past or future change in the creek which forms the North boundary of the land;
  - b. Any dispute arising over the location of the old bed;
  - c. Any variance between the boundary line as originally conveyed and the current boundary thereof as now used or occupied; and
  - d. Rights of the upper or lower riparian owners in and to the free and unobstructed flow of water of said body of water
8. Easements, Building Lines, Notes, Conditions, Covenants, and Restrictions as shown on map recorded in Map Book 54, Page 82.

Grantor, for Grantor, and Grantor's successors and assigns, covenant with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that Grantor has good right to sell and convey the same as aforesaid; that Grantor, and Grantor's successors and assigns, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons other than persons claiming under the Permitted Encumbrances.

**Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:**

**Grantor's Name/Mailing Address:**  
Bishop Creek, LLC  
4898 Valleydale Road  
Ste. A4  
Birmingham, AL 35242

**Grantee's Name/Mailing Address:**  
Tristone Properties, LLC  
4 Hidden Hills  
Birmingham, AL 35242

**Property address:**  
5308 Cahaba Valley Rd.  
Birmingham, AL 35242

**Date of sale:** February 15<sup>th</sup>, 2023

**Actual Value:** \$450,000.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

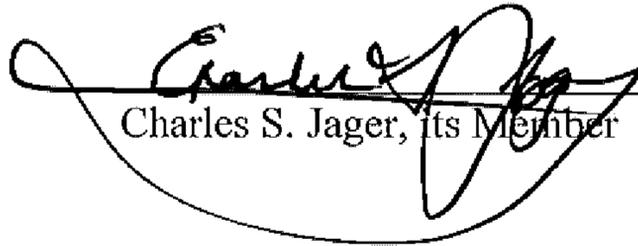
Bill of Sale     Sales Contract     Closing Statement     Other

\*\*\*

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the date first above mentioned.

**GRANTOR:**

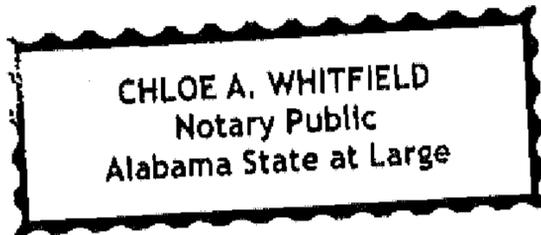
**BISHOP CREEK, LLC,**  
an Alabama limited liability company

  
\_\_\_\_\_  
Charles S. Jager, its Member

STATE OF ALABAMA                   §  
COUNTY OF ~~COUNTY~~           §  
  Jefferson

I, the undersigned, a notary public in and for said County in said State, hereby certify that Charles S. Jager, whose name as Member of Bishop Creek, LLC, an Alabama limited liability company, 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 Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 14<sup>th</sup> day of February 2023.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_ My Commission Expires  
December 4, 2024  
[SEAL]



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/15/2023 01:49:08 PM  
\$478.00 JOANN  
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