

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Gina Marie Bishop  
449 Ballantrae Road  
Pelham, AL 35124

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FIVE HUNDRED SEVENTY THOUSAND AND 00/100 Dollars (\$570,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

**Lori Newell, an unmarried woman**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Gina Marie Bishop**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:


**Lot 2125, according to the Survey of Kirkwall at Ballantrae, Phase I, as recorded in Map Book 45, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.**

- Subject to:
- (1) 2024 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, her heirs and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

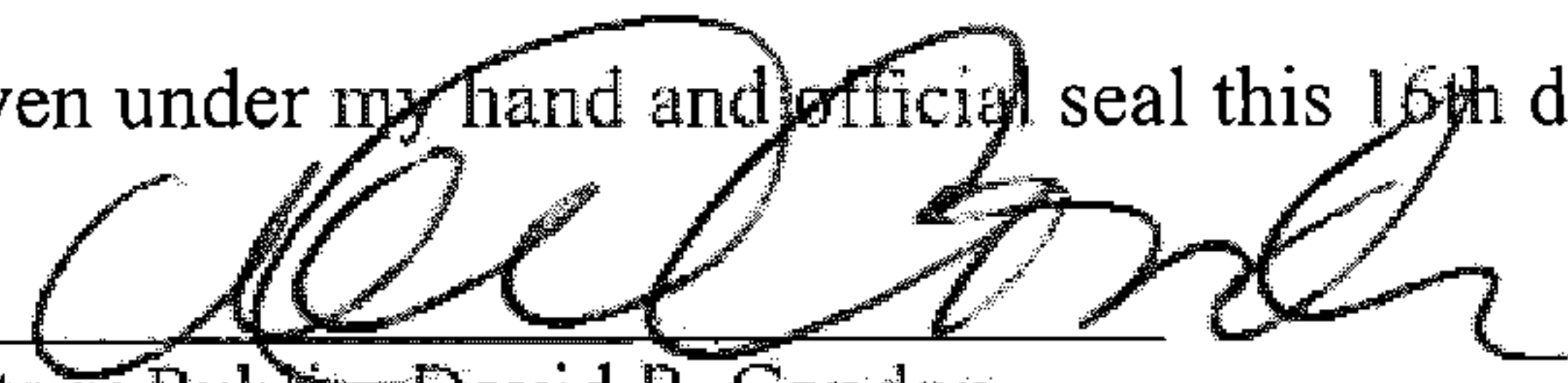
IN WITNESS WHEREOF, I have set my hand and seal, this 16th day of May, 2024

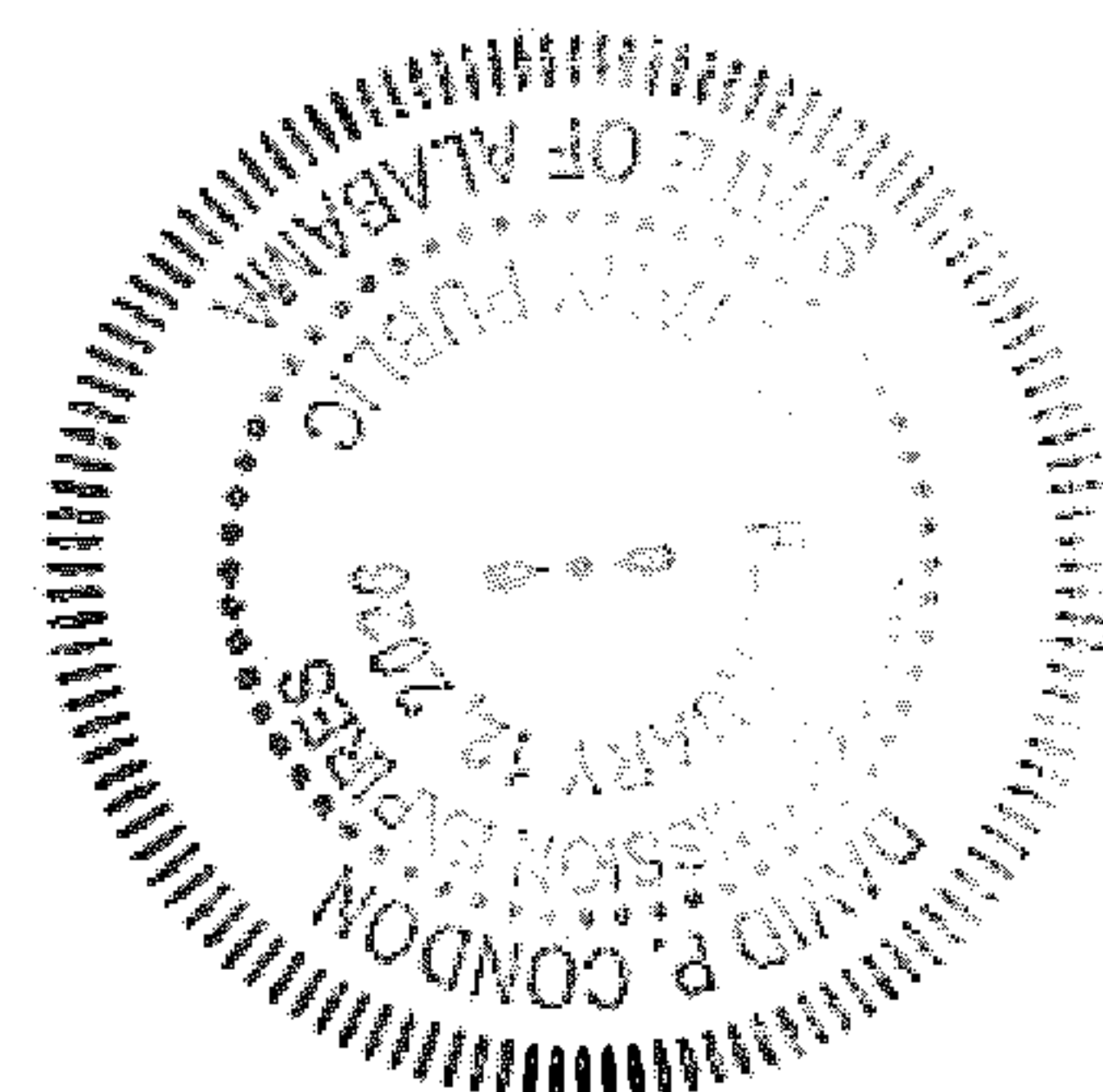
  
Lori Newell

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Lori Newell whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of May, 2024.

  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2026



**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Lori Newell  
Mailing Address 449 Ballantrae Road  
Pelham, Al. 35124  
Property Address 449 Ballantrae Road  
Pelham, AL 35124

Grantee's Name Gina Marie Bishop  
Mailing Address 449 Ballantrae Road  
Pelham, AL 35124  
Date of Sale May 16, 2024  
Total Purchase Price \$570,000.00

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)

Bill of Sale  
 Sales Contract  
 Closing Statement  
 Appraisal  
 Other:

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 5/17/24 Print David Condon  
 Unattested  (verified by) Sign [Signature]  
(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  
05/20/2024 03:52:35 PM  
\$595.00 BRITTANI  
20240520000149280

Alli S. Boyd