

Send Tax Notice to:
Hometown Home Buyers LLC
2155 Highway 174
Springville, AL 35146

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-24-8294

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$155,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Ann W. Bishop, an unmarried woman (herein referred to as "Grantor," whether one or more), whose mailing address is

4458 Balm Road, Wetumpka, AL 36092

by **Hometown Home Buyers LLC (herein referred to as "Grantee"),** whose mailing address is

2155 Highway 174, Springville, AL 35146

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1010 Jims Place, Alabaster, AL 35007,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.


\$155,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

Ann W. Bishop is the surviving Grantee under that certain deed dated 10/28/1985, and recorded in Deed Book 47, Page 398 in the Probate Office of Shelby County, Alabama. Bruce A. Bishop, the other Grantee, is deceased having died on or about 9/11/2023.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right sell and convey the same as aforesaid; that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

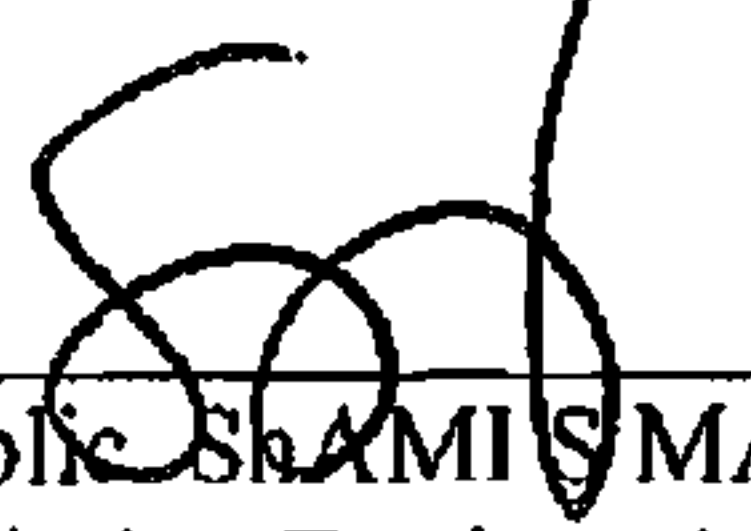
IN WITNESS WHEREOF I have hereunto set my hand and seal, this 16th day of October, 2024.


Ann W. Bishop

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Ann W. Bishop whose name(s) is/are 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 October, 2024.


Notary Public SHAMI S. MALONE
My Commission Expires: 11/3/2024

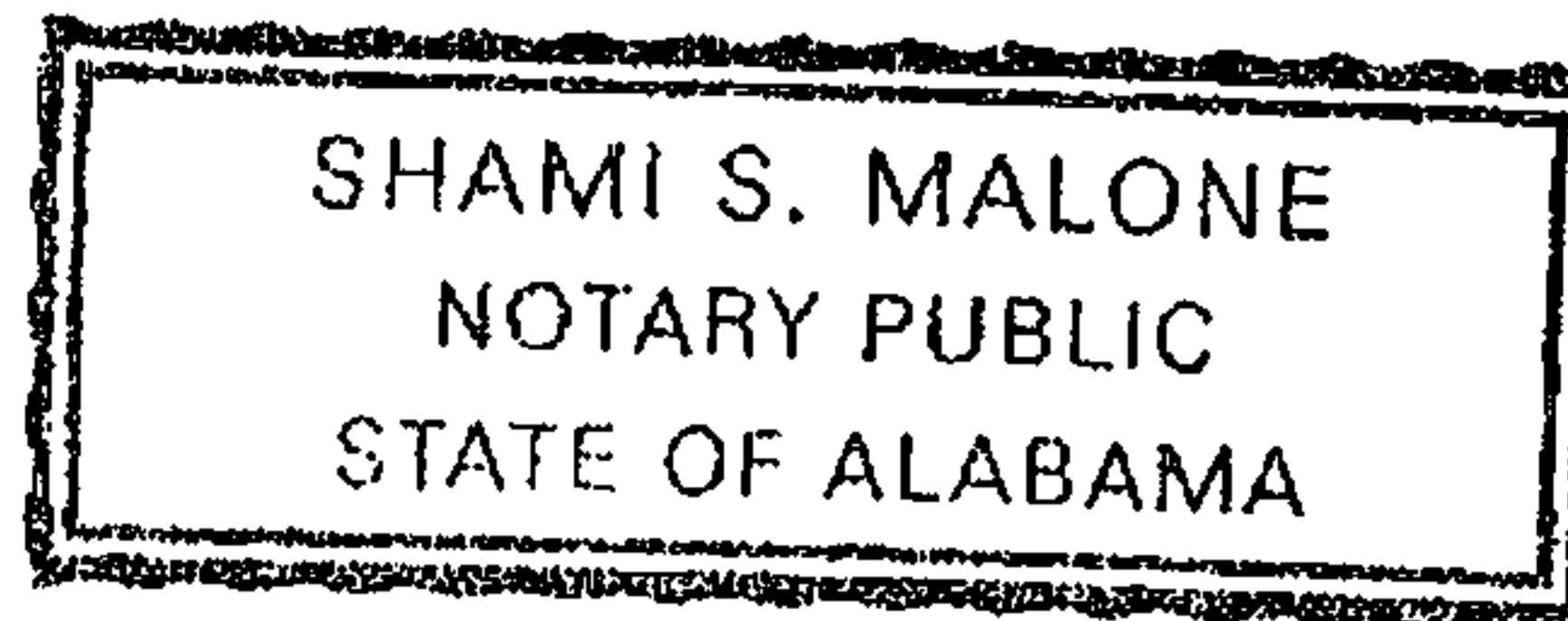


EXHIBIT A

Property 1:

Lot 10, according to the Survey of Scottsdale, First Addition, as recorded in Map Book 7, page 14, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2024 03:23:10 PM
\$29.00 DANIEL
20241016000325180

Allen S. Bayl