

**Document Prepared by:**  
Shannon R. Crull, P.C.  
3009 Firefighter Lane  
Birmingham, AL 35209

**Send Tax Notice to:**  
Mark Bishop and Christy Bishop  
44184 Alabama 25  
Vincent, AL 35178

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of NINE HUNDRED FIFTY THOUSAND AND 00/100 (\$950,000.00), and other good and valuable consideration in hand paid to Robert C. McLemore III, a single man, and Ryan McLemore Hendricks, a married woman (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Mark Bishop and Christy Bishop, a married couple (hereinafter referred to as "Grantee(s)"), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

**NW1/4 of SW1/4 and all that part of the SW1/4 of SW1/4 which lies North and East of Alabama Highway #25, in Section 2, Township 19 South, Range 2 East, EXCEPT a tract sold to Vincent Housing Authority as described in deed recorded in Deed Book 157, page 56 and EXCEPT tract sold to Paul McGraw, et al, as described in deed recorded in Deed Book 189, page 255 in the Probate Office of Shelby County, Alabama.**

**Also, all that part of E1/2 of SE1/4 of Section 3, Township 19 South, Range 2 East which lies North and East of Alabama Highway #25 Containing in all, 105 acres, more or less. All situated in Shelby County, Alabama.**

**LESS AND EXCEPT: Commence at the NE corner of the NW1/4 of SW1/4 of Section 2, Township 19 South, Range 2 East; thence south along the east line of said 1/4-1/4 Section a distance of 2521.10 feet; thence 61 deg. 52 min. to the right in a southwesterly direction a distance of 328.14 feet; thence 69 deg. 15 min. to the right in a northwesterly direction a distance of 179.67 feet; thence 11 deg. 15 min. to the right a distance of 307.29 feet; thence 51 deg. 05 min. to the right in a northerly direction a distance of 38.55 feet to the point of beginning; thence continue along the last named course a distance of 561.24 feet; thence 90 deg. to the left in a westerly direction a distance of 200.0 feet; thence 90 deg. to the left in a southerly direction a distance of 400.0 feet to the northerly right-of-way line of a public road; thence 51 deg. 05 min. to the left in a southeasterly direction along said right-of-way a distance of 257.04 feet to the point of beginning. Situated in the SW1/4 of SW1/4 of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama; and**

**LESS AND EXCEPT: A part of the SWJ/4 of SW1/4 of Section 2, Township 19 South, Range 2 East, described as follows: Commence at the NE corner of the NW1/4 of the SW1/4 of said Section 2; thence South along the East line of said 1/4-1/4 Section a distance of 2521.10 feet; thence 61 deg. 52 min. to the right in a Southwesterly direction a distance of 328.14 feet; thence 69 deg. 15 min. to the right in a Northwesterly direction a distance of 179.67 feet; thence 11 deg. 15 min. to the right a distance of 307.29 feet; thence 51 deg. 05 min. to the right in a Northerly direction a distance of 38.55 feet to the point of beginning; thence continue along the last named course a distance of**

400.00 feet; thence 90 deg. 00 min. to the right in an Easterly direction a distance of 200.00 feet; thence 90 deg. 00 min to the right in a Southerly direction a distance of 557.92 feet to the Northerly right-of-way line of a public road, said point being on a curve to the right having a central angle of 2 deg. 32 min., a Radius of 2,150.40 feet; thence in a Northwesterly direction along the arc of said curve a distance of 108.82 feet to the point of tangent; thence along said tangent a distance of 146.04 feet to the point of beginning.

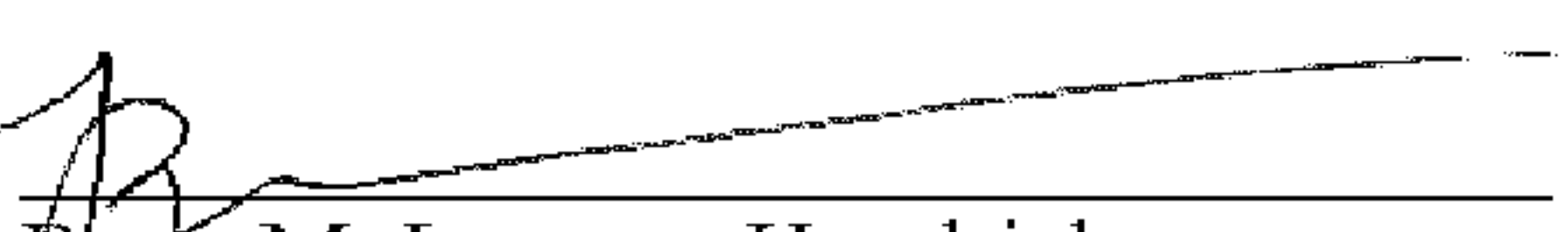
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due. This property is not the homestead of Ryan McLemore Hendricks nor that of her spouse. \$807,500.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on the date stated in the notary acknowledgement, the same to be effective as of the 19th day of February, 2025.

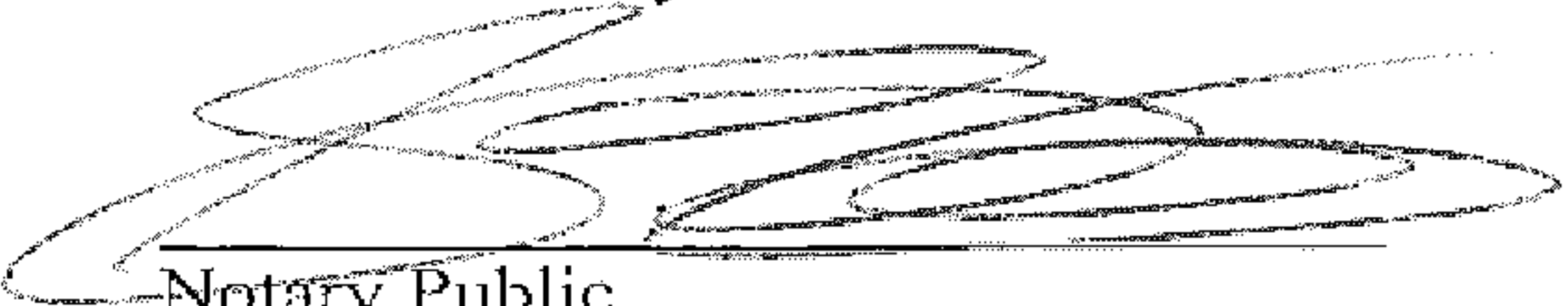
  
Robert C. McLemore III

  
Ryan McLemore Hendricks

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert C. McLemore III, Ryan McLemore Hendricks and 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of February, 2025.

  
Notary Public

My Commission Expires: 4/2/28

