

Send tax notice to:  
Leslie Ward Slager  
244 Cambrian Ridge Trail  
Pelham, AL, 35124

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

STATE OF ALABAMA

2025025

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Two Thousand and 00/100 Dollars (\$222,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **James Mark Bishop and Christy Bishop, husband and wife,** whose mailing address is 44184 Highway 25, Vincent, AL 35178 (hereinafter referred to as "Grantors") by **Leslie Ward Slager and Christina Joycelyne Slager and Kellen Hekman Slager,** whose property address is: **244 Cambrian Ridge Trail, Pelham, AL, 35124** 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:

**Lot 53, according to the Survey of Cambrian Ridge, Phase 2, as recorded in Map Book 21, page 118, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

SUBJECT TO:

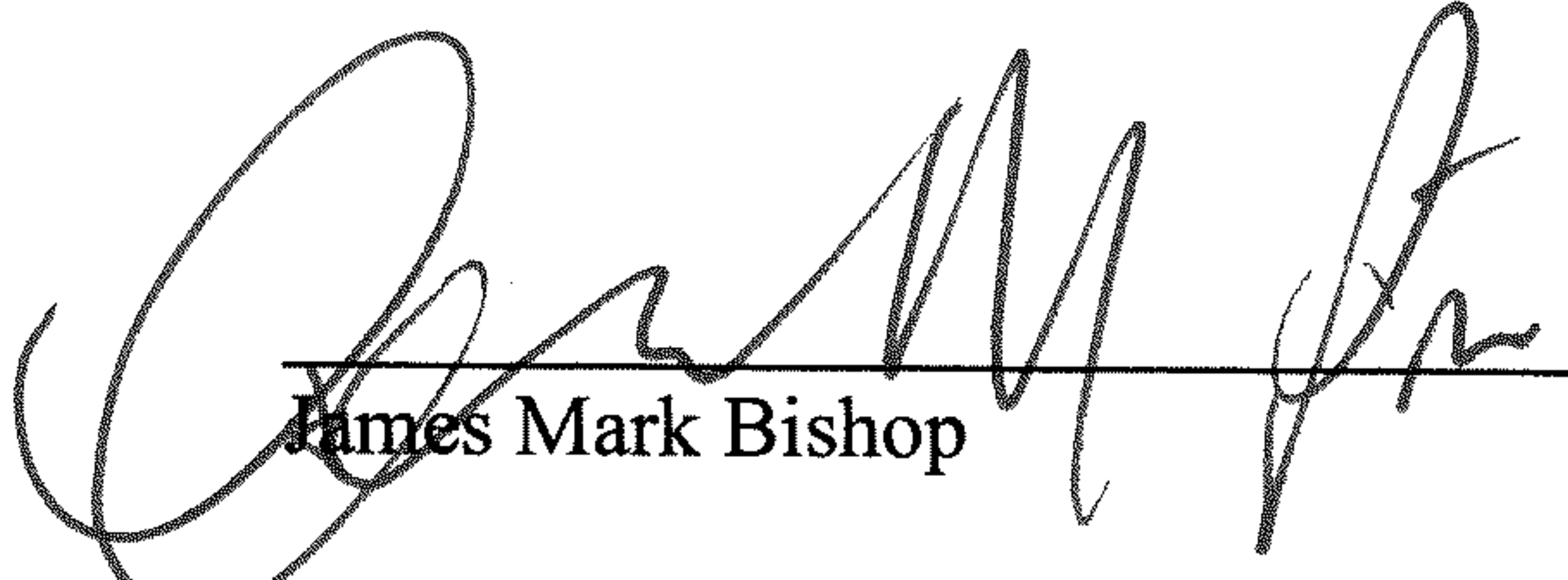
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Building setback line of 15 feet as shown on recorded map.
3. Restrictions, covenants and conditions as set out in instrument recorded in instrument No. 1996-12716, and Instrument 1998-13968, and any amendments thereto.
4. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 141, page 596, in the Probate Office.
5. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company recorded in Instrument No. 1998-17752, in the Probate Office.


**\$199,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the said Grantees, their 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 4 day of March, 2025.

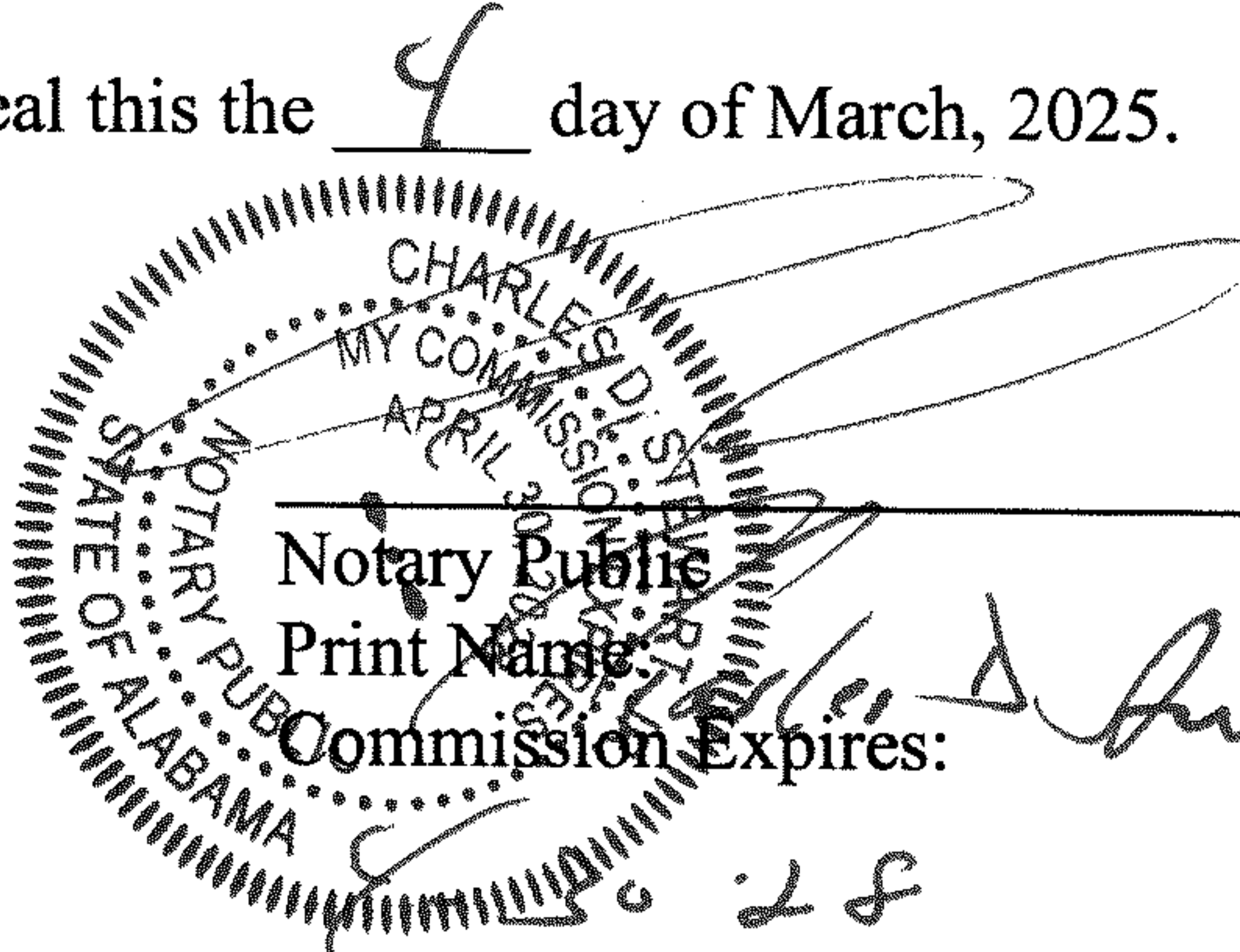
  
James Mark Bishop

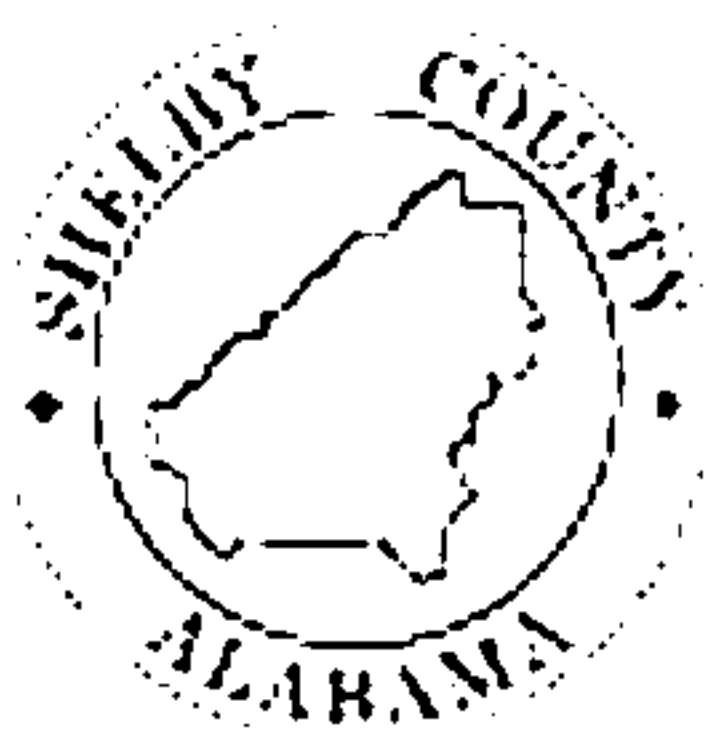
  
Christy Bishop

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Mark Bishop and Christy Bishop whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4 day of March, 2025.

  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: April 2, 2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/05/2025 10:21:13 AM  
\$48.50 JOANN  
20250305000065280

