

Send tax notice to:
Miranda Mkayl Lewis
732 Heatherwood Drive
Hoover, AL, 35244

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

STATE OF ALABAMA

2025170

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Twenty Thousand and 00/100 Dollars (\$720,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **James Mark. Bishop and Christina Grubb Bishop, husband and wife**, whose mailing address is 44184 Highway 25, Vincent, AL 35178 (hereinafter referred to as "Grantors") by **Miranda Mkayl Lewis and Nathan Thomas Kirkpatrick** whose property address is: **732 Heatherwood Drive, Hoover, AL, 35244** 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 14, according to the Survey of Heatherwood, 1st Sector, as recorded in Map Book 8, page 27, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

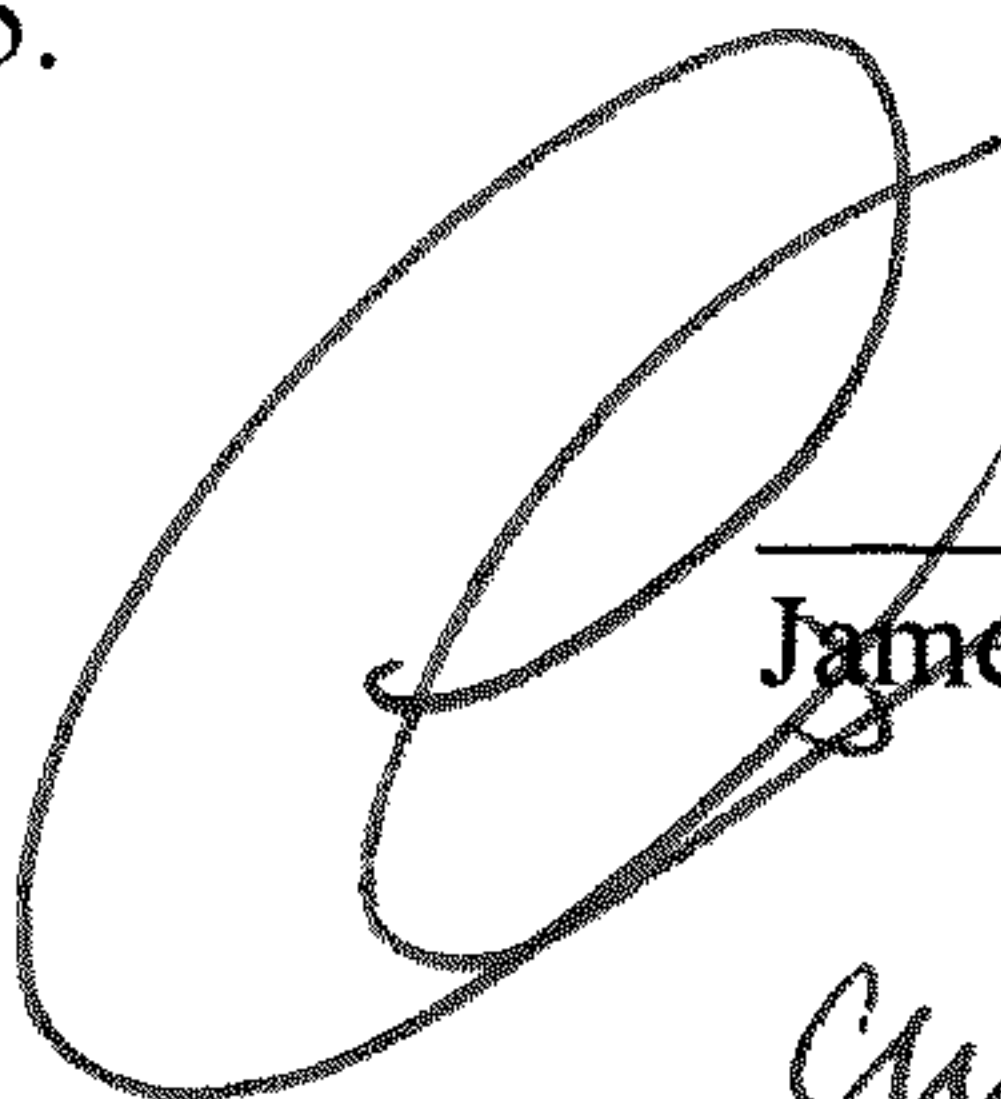
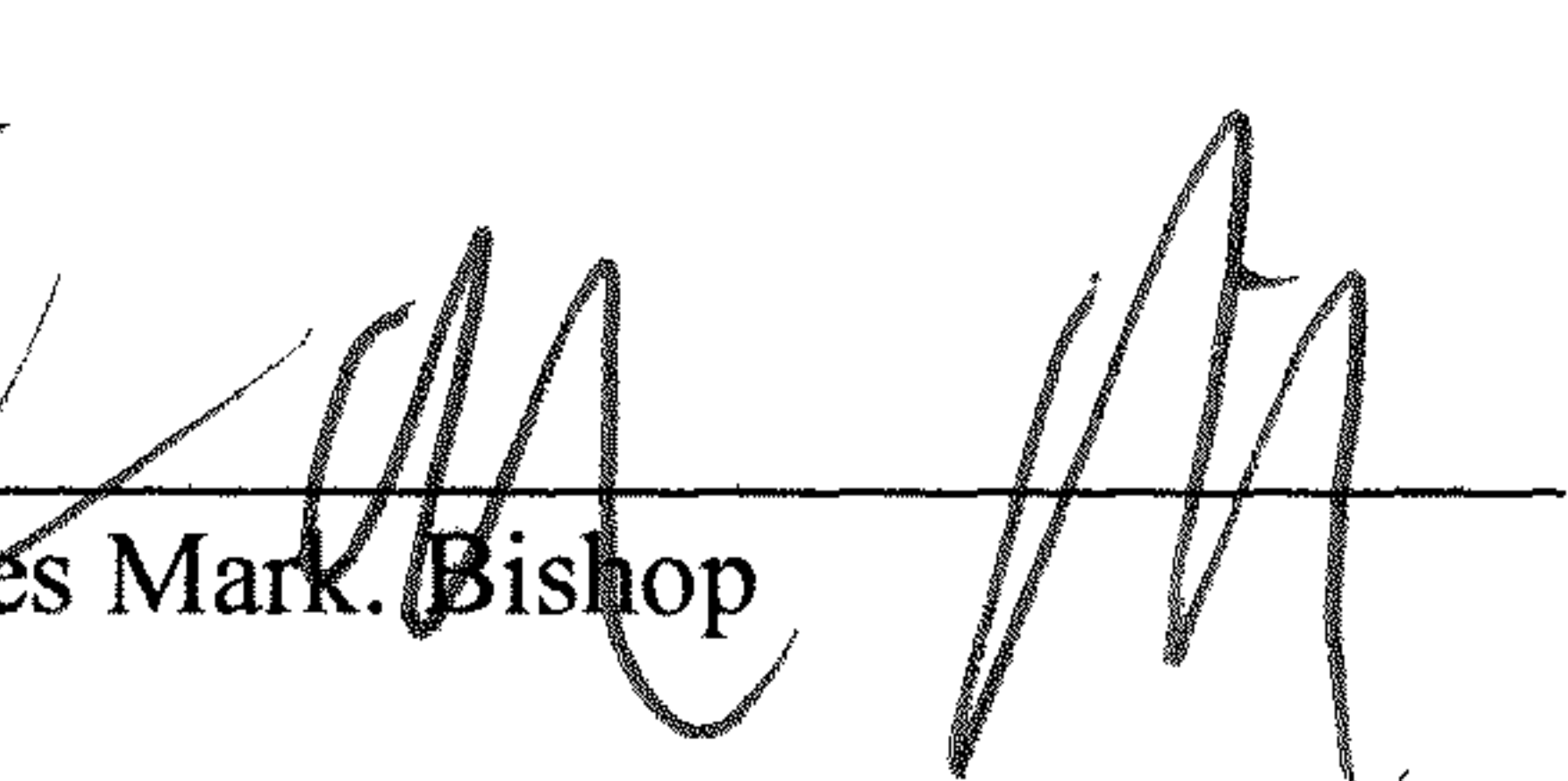
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Restrictions, covenants and conditions set out in Real Book 70, page 173; Instrument No. 1998-23623; Instrument No. 2000-30916; Instrument No. 2003-22176; Instrument No. 2003-22177; Instrument No. 2003-22178; Instrument No. 2007-16540; Instrument No. 2010-3514; Instrument No. 2010-18941 and Instrument No. 2018-12875 in the Probate Office.
3. Right of way granted to Alabama Power Company as set forth in Volume 318 page 16, and Instrument No. 2004-440, in the Probate Office.
4. Agreement with Alabama Power Company as recorded in Misc. Book 39, page 981, and Misc. Book 39, page 380 in the Probate Office.

\$684,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its 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.

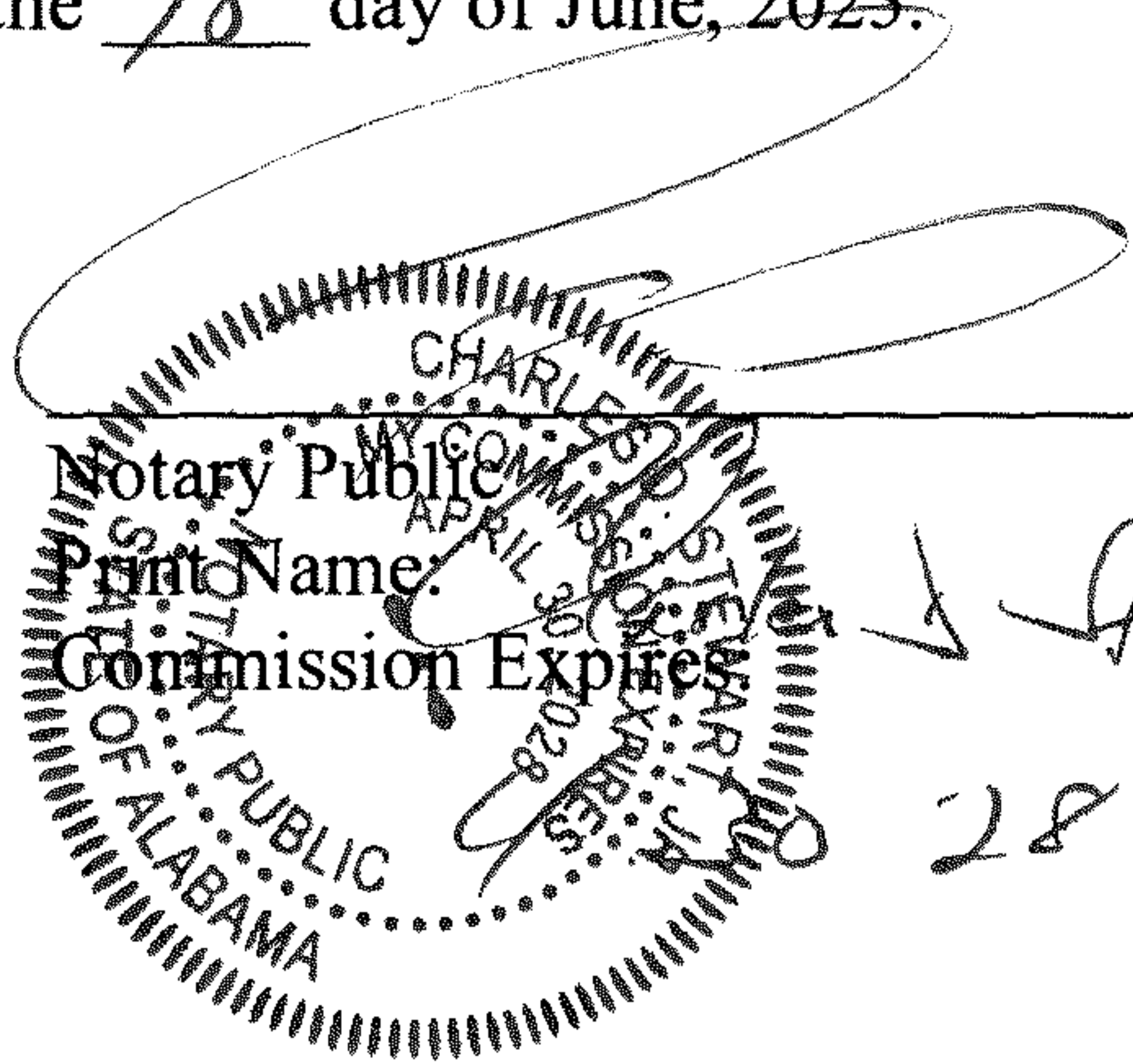
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 10 day of June, 2025.

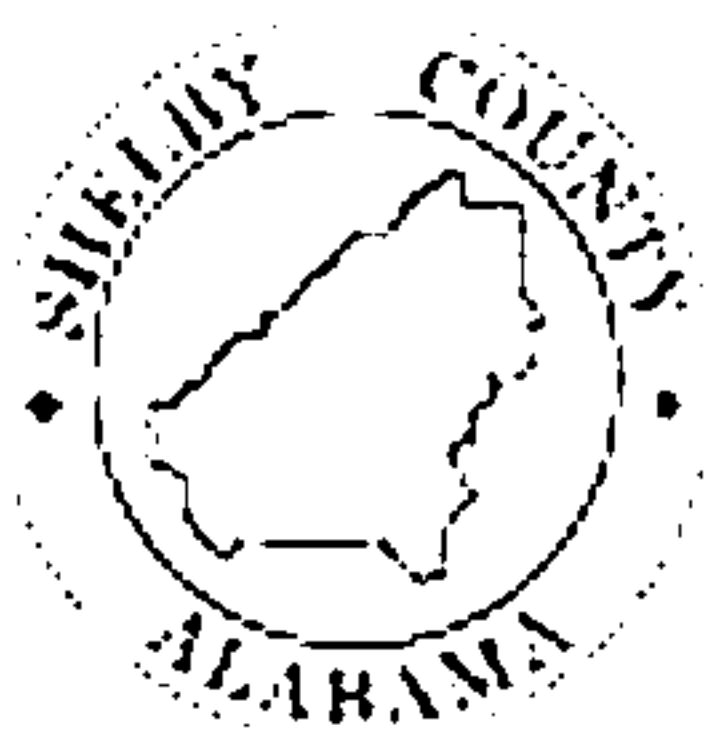

James Mark Bishop

Christina Grubb Bishop
Christina Grubb 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 Christina Grubb 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 10 day of June, 2025.


Notary Public
Print Name: Charles J. Stewart
Commission Expires April 30, 2028
28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/11/2025 02:25:43 PM
\$61.00 BRITTANI
20250611000179890

Allie S. Bayl