

Send tax notice to:
Esteban G Martinez
142 Canyon 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

2025210

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00) 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, Alabama 35178 (hereinafter referred to as "Grantors") by **Esteban G Martinez** whose property address is: **142 Canyon Trail, Pelham, AL, 35124** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Parkview Townhomes, Plat No. 1, as recorded in Map Book 26, page 92, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

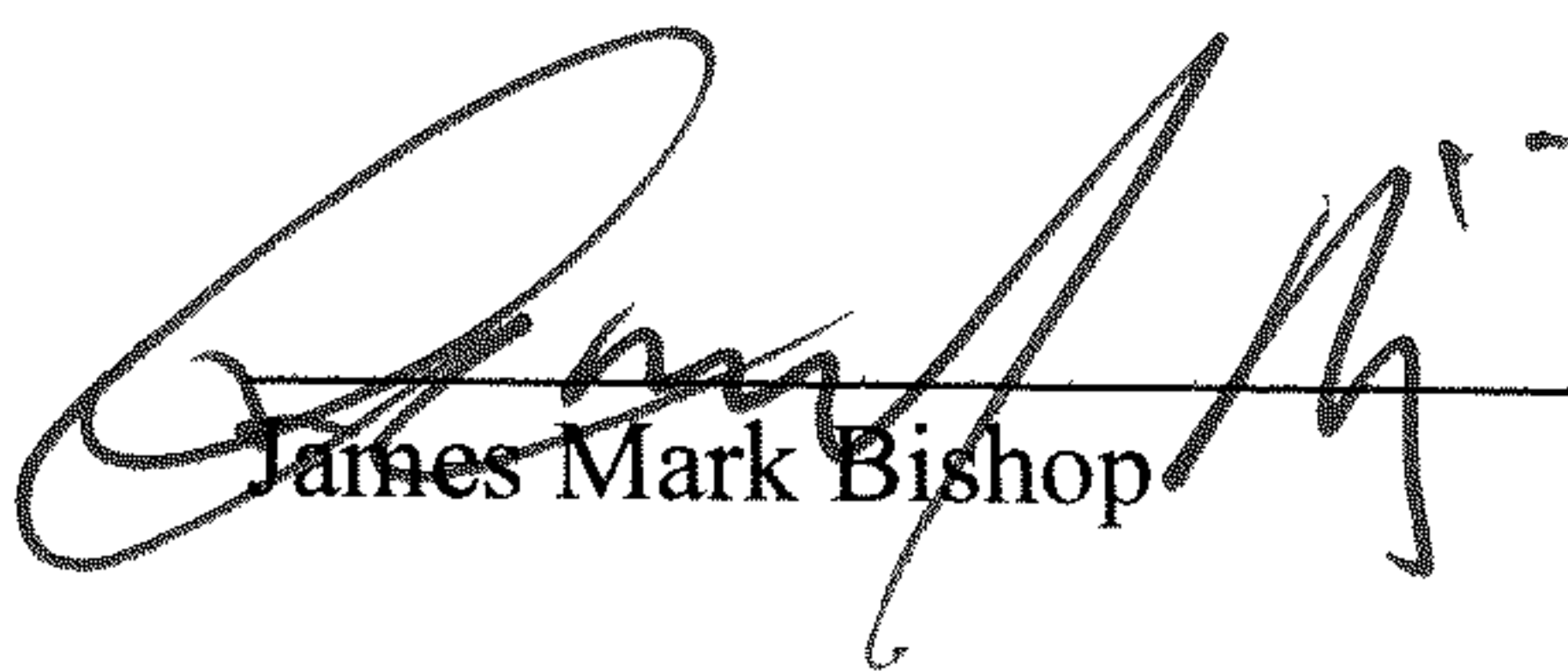
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Restrictions, easements and building setback lines shown on recorded plat.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of damages, as recorded in Book 1 page 70, in the Probate Office.
4. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundations, party walls, walkways and entrances.
5. Restrictions, covenants and conditions set out in Instrument No. 2000-21464 in the Probate Office.
6. Transmission Line Permit to Alabama Power Company recorded in Deed Book 101, page 517; Deed Book 105, page 22; Deed Book 141, page 596, and Deed Book 170, page 290 in the Probate Office.
7. Right of way granted to South Central Bell set forth in Deed Book 285, page 183, in the Probate Office.
8. Right of way granted to Shelby County set forth in Deed Book 76, page 259, in the Probate Office.
9. Easement to Alabama Power Company as recorded in Deed Book 332, page 655, in the Probate Office.
10. Utility drainage and ingress and egress easement agreement recorded in Instrument No. 1999-1344, in the Probate Office.
11. Restrictions with Alabama Power Company for underground distribution as set forth in Instrument No. 2000-11838 in the Probate Office.

\$168,750.00 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 Grantee, its 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 Grantee, its 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 27 day of June, 2025.

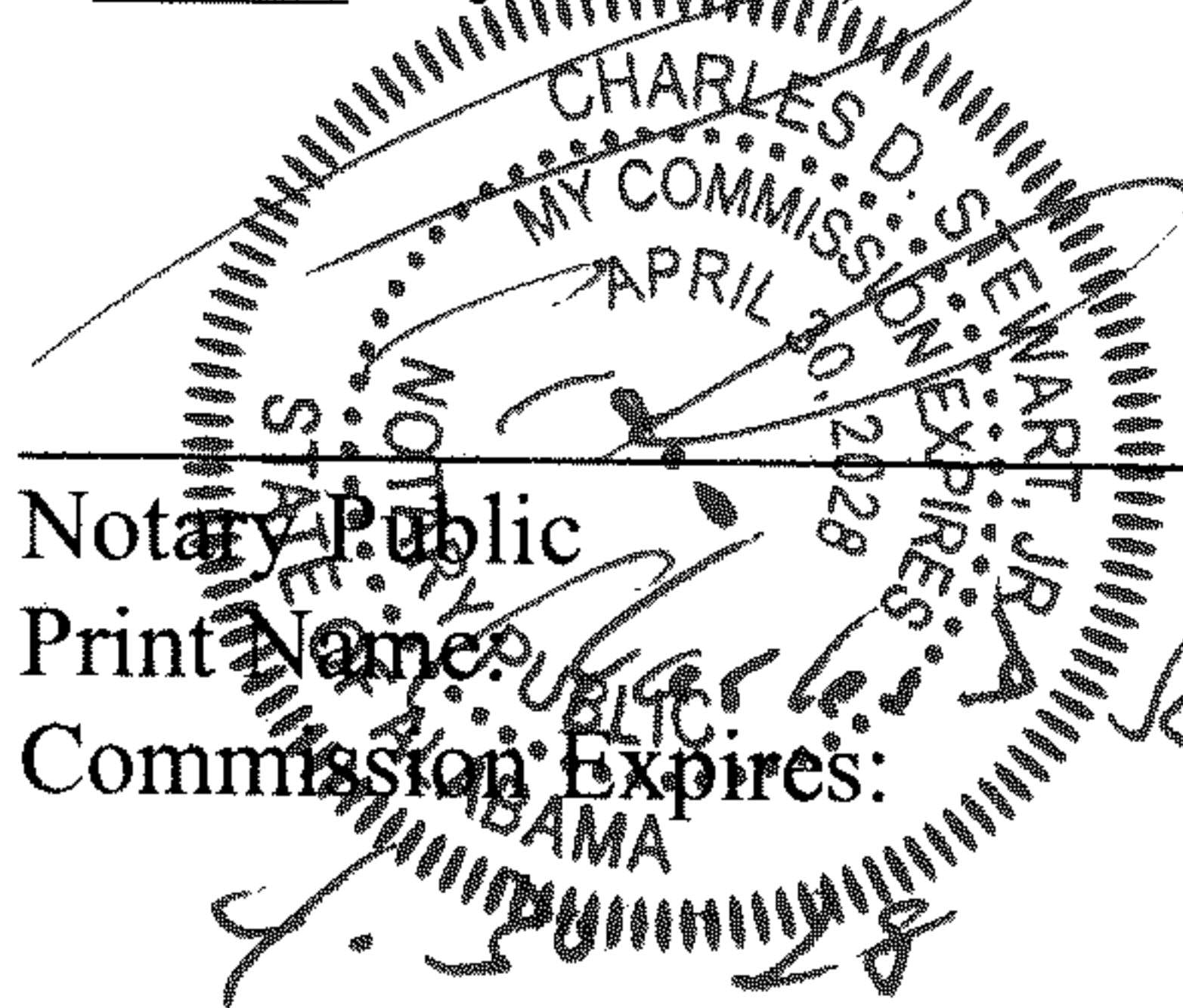

James Mark Bishop


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 27 day of June, 2025.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/30/2025 11:09:24 AM
\$81.50 BRITTANI
20250630000197680

