

Send tax notice to:  
Delmar Bischoff  
6355 Cahaba Valley Road  
Birmingham, AL, 35242

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

STATE OF ALABAMA

2025336

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Sixty-Five Thousand and 00/100 Dollars (\$965,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Juston Thomas Dailey and Kathryn L Dailey, Husband and Wife** whose mailing address is: 505 Heatherwood Dr Birmingham AL 35244 (hereinafter referred to as "Grantors") by **Delmar Bischoff and Lynn Bischoff** whose property address is: **6355 Cahaba Valley Road, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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:

**Begin at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, thence run Easterly along the North line of said 1/4-1/4 443.90 feet to a point, thence 116 degrees 54 minutes 27 seconds right and run Southwesterly 359.96 feet to a point; thence 90 degrees right and run West, Northwesterly 528.36 feet to a point on the East right of way line of Shelby County Highway Number 119, thence 88 degrees 57 minutes right to chord and run North, Northwesterly 91.01 feet to a point on the said East right of way line of said Highway 119, thence 64 degrees 08 minutes 33 seconds right and run Easterly along the North line of the Northeast 1/4 of the Northwest 1/4 150.49 feet to the point of beginning. Situated in Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
4. Right of way granted to Alabama Power Company recorded in Volume 217, Page 763.
5. Riparian rights associated with the Creek under applicable State and/or Federal Law.
6. Easement for ingress and egress recorded in Real 368, Page 280.
7. Matters of Survey of shown on Survey from Karl Hager dated September 16, 2025;
  - a. Encroachment of driveway on South.

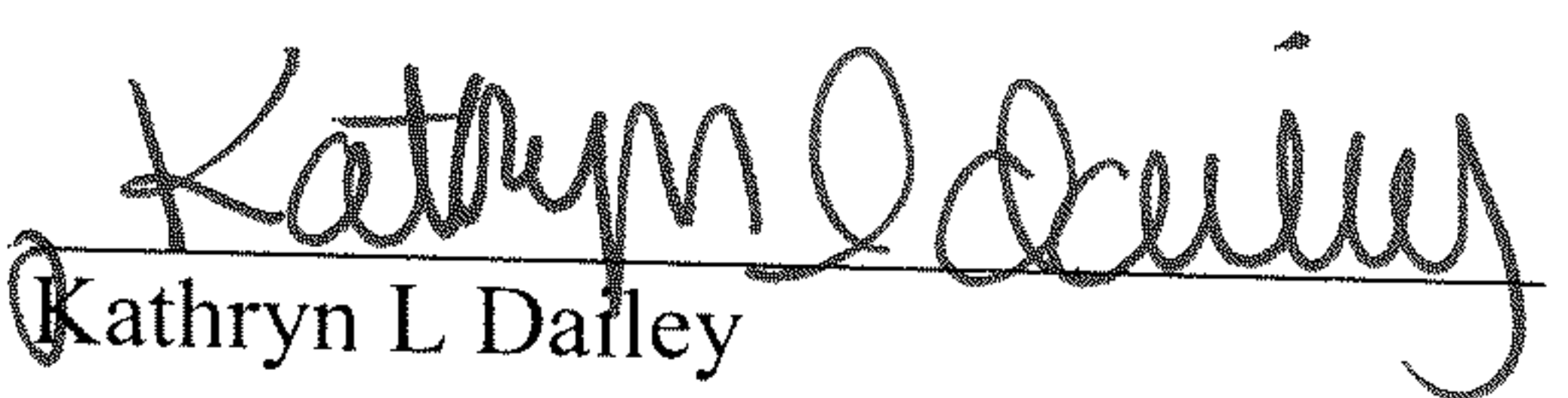
\$868,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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 Grantor, has hereunto set his/her hand and seal this the 16 day of October, 2025.

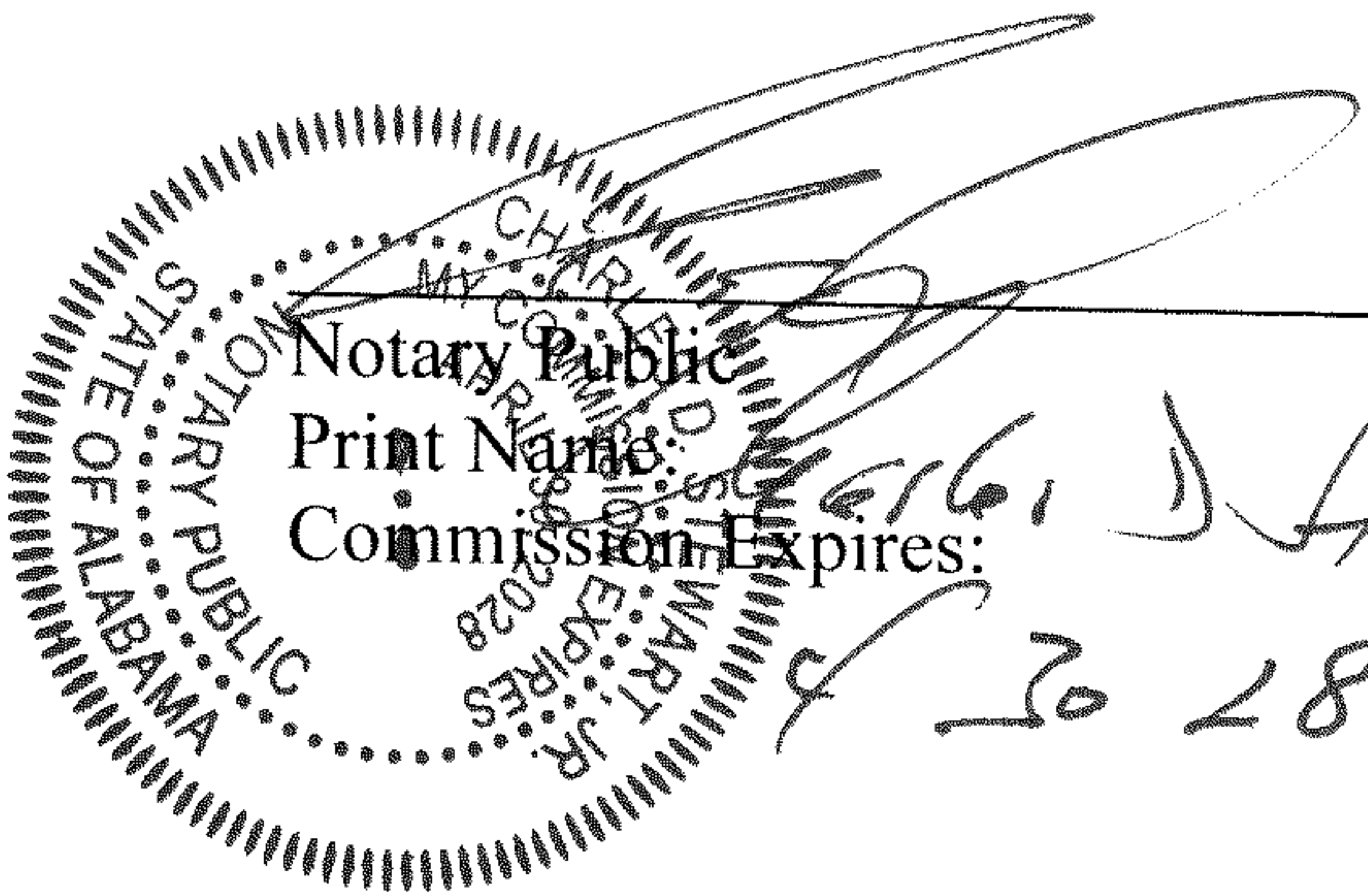
  
Juston Thomas Dailey

  
Kathryn L Dailey

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Juston Thomas Dailey and Kathryn L Dailey whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of October, 2025.

  
Notary Public  
Print Name: Debra L. Hackett, Jr.  
Commission Expires: 8-30-28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/17/2025 01:24:56 PM  
\$121.50 BRITTANI  
20251017000320430

