

Send Tax Notice to:

William Andrew Bishop  
Haley Harnden Bishop  
3029 Garland Rd  
Birmingham, Al 35242

[Space Above This Line for Recording Data]

## SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Eight Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars (\$829,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged. I or we, **KJP Capital, LLC an Alabama limited liability company** (herein referred to as grantor, whether one or more) whose mailing address is 190 Commerce Ct., Pelham, Al 35124 grant, bargain, sell and convey unto **William Andrew Bishop and Haley Harnden Bishop** (herein referred to as grantees) whose mailing address is 3029 Garland Rd., Birmingham, Al 35242 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, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address 3029 Garland Rd., Birmingham, Al 35242 to wit:

A parcel of land in the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West lying in Shelby County, Alabama.

Commence at the NE corner of the SW 1/4 of the SW1/4 of Section 14, Township 19 South, Range 2 West; thence run West along the North line of said 1/4 - 1/4 section a distance of 248.55 feet; thence turn 50°42'07" and run Southwesterly a distance of 296.40 feet to the point of beginning; thence turn right 51°35'25" and run West a distance of 218.97 feet to the centerline of an existing 30' reserved access strip; thence turn 91°35'25" and run South along said centerline a distance of 221.58 feet; thence turn left 81°34' and run Easterly a distance of 75.0 feet; thence turn left 65°51'40" and run Northeasterly a distance of 268.77 feet to the point of beginning.

A part of Lot 7 of the Nellie Geraldine Wooten Estate as recorded in Map Book 4, Page 84 in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$.788,405.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To 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 survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26<sup>th</sup> day of February 2026.

KJP Capital, LLC

BY: [Signature]  
Kaliffa Oliveira

BY: [Signature]  
Paulo Henrique Santana

BY: [Signature]  
Jimmy Shunnara

STATE OF ALABAMA

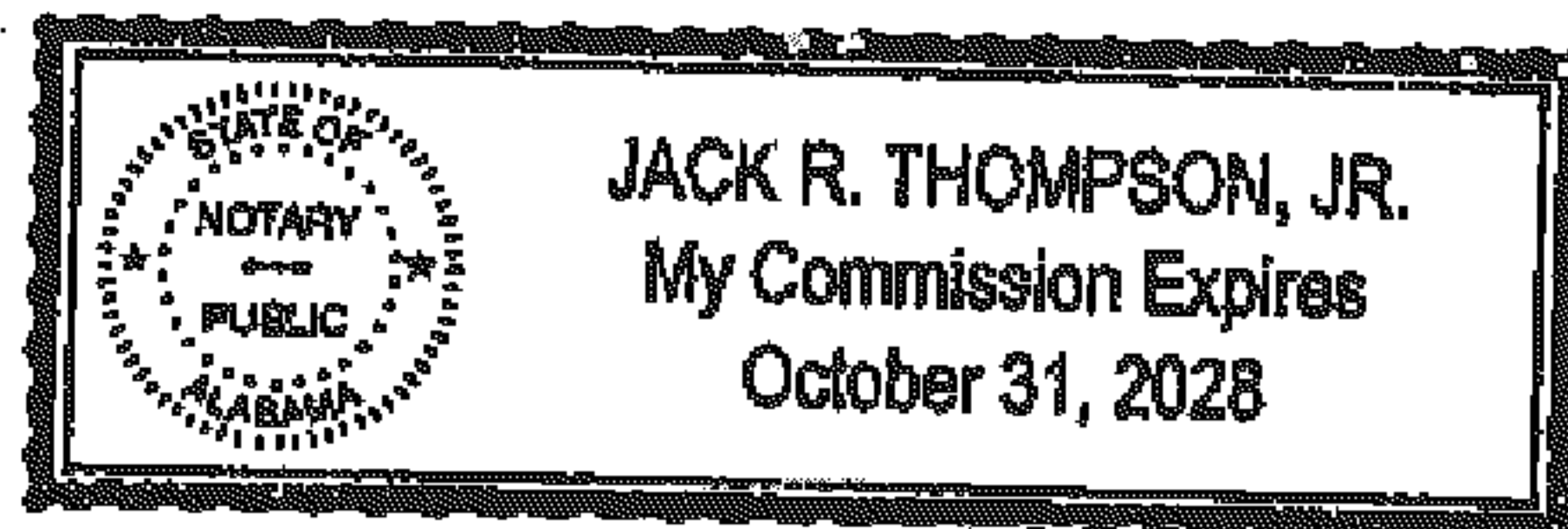
COUNTY OF JEFFERSON

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that Kaliffa Oliveira, Paulo Henrique Santana and Jimmy Shunnara, being all the members of KJP Capital, LLC an Alabama Limited Liability Company whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they as such Authorized Members executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 26<sup>th</sup> day of February, 2026

My Commission Expires 10/31/2028

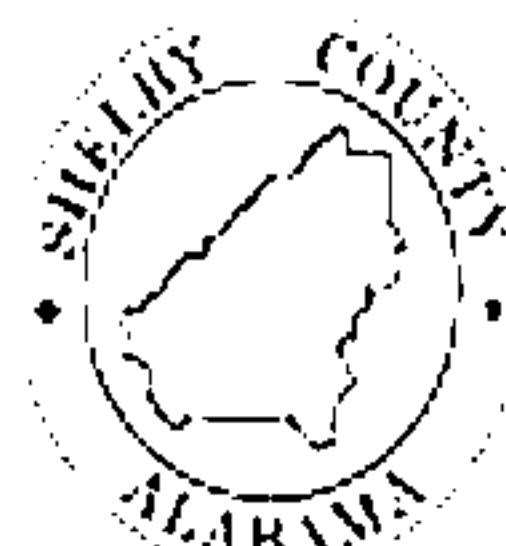
Notary Public



(SEAL)

This instrument was prepared by:  
Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr, LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
(205) 410-7591

ATB4883



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/27/2026 12:21:19 PM  
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*Ally S. Boyd*