

17-2917

Inst # 1997-20662

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

AL RAY MOORE  
209 WINDCHASE DRIVE  
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED EIGHT THOUSAND and 00/100 (\$308,000.00) DOLLARS to the undersigned grantor, J.E. BISHOP HOMES, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto AL RAY MOORE and VONNIE H. MOORE, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 57, ACCORDING TO THE SURVEY OF WINDCHASE, GIVIANPOUR'S ADDITION TO MEADOW BROOK, AS RECORDED IN MAP BOOK 18 PAGE 55 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
- 2. Building setback line of 30 feet reserved from Windchase Drive as shown by plat.
- 3. Easements as shown by recorded plat, including a 15 foot easement on rear and a 7.5 foot easement on the Southwesterly side of lot.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1994-10992 in Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129 page 550 in Probate Office.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed(s) recorded in Inst. No. 1994-13089 in the Probate Office.

7. Restrictions, limitations and conditions as set out in Map Book 18 page 55 A & B.

8. Encroachment of fence as shown on survey by Kenneth Weygand, dated September 9, 1993.

\$246,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

407/02/1997-20662  
11:05 AM  
SHELBY COUNTY JUDGE OF PROBATE  
002 HED 73.00  
CERTIFIED

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, J.E. BISHOP HOMES, INC., by its PRESIDENT, JAMES E. BISHOP who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of June, 1997.

J.E. BISHOP HOMES, INC.  
By: *James E. Bishop*  
JAMES E. BISHOP, PRESIDENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES E. BISHOP, whose name as PRESIDENT of J.E. BISHOP HOMES, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 24th day of June, 1997.

*Mary Margaret Atchley*  
Notary Public

My commission expires: 6/22/2000

1997-20662

07/02/1997-20662  
11:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 73.00