

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Tu Bui
Ha Van H. Hoang
5204 Queens Ferry Road
Birmingham, Alabama 35242

Inst # 2001-34854

08/16/2001-34854
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
211.00
003 CH

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Hundred Ten Thousand and no/100 Dollars (\$810,000.00), in hand paid to the undersigned, James E. Bishop, an unmarried man, (hereinafter referred to as "GRANTOR"), by Tu Bui and Ha Van H. Hoang (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

See Exhibit "A" which is attached hereto and made a part hereof for legal description of property.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2001.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 102 page 396, Deed Book 108 page 377 and Deed Book 170 page 282 in Probate Office.
3. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Real 27 page 91 in Probate Office.
4. A 20 foot access easement along the Southeasterly side as shown on survey by Robert Farmer dated 6-15-81.

\$616,000.00 of the purchase price recited above was paid by two mortgage loans executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal, this 2nd day of August, 2001.

 (SEAL)
James E. Bishop
GRANTOR

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James E. Bishop, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 2001.


NOTARY PUBLIC
My commission expires:

My Commission Expires May 21, 2004

EXHIBIT "A"
Legal Description of Property

A parcel of land located in the S 1/2 of the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County Alabama, and being more particularly described as follows: Commence at the NE corner of S 1/2 of said 1/4 1/4 section; thence N 82 deg. 58 min. 11 sec. W a distance of 1276.95 feet; thence S 32 deg. 31 min. 16 sec. W a distance of 240.00 feet to the point of beginning which lies at the point of intersection of the Southwesterly right of way line of Canyon Park Drive (50 foot right of way) and the Easterly right of way line of U.S. Highway 31 (200 foot right of way); thence S 32 deg. 21 min. 29 sec. W along said U. S. Highway 31 right of way line a distance of 249.81 feet; thence S 84 deg. 12 min. 24 sec. E and leaving said right of way line a distance of 160.93 feet; thence N 05 deg. 04 min. 18 sec. E a distance of 18.96 feet; thence N 36 deg. 35 min. 16 sec. E along the centerline of a 20 foot ingress/egress and utility easement, a distance of 161.01 feet to a point on the Southwesterly right of way line of Canyon Park Drive; thence N 57 deg. 28 min. 44 sec. W along said right of way line a distance of 147.12 feet to the point of beginning. All being situated in Shelby County, Alabama.

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