

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.



20050202000051930 Pg 1/2 41.50
Shelby Cnty Judge of Probate, AL
02/02/2005 11:12:00 FILED/CERTIFIED

This instrument was prepared by:
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Send Tax Notice to:
Chris W. & Gail B. Street
5051 Lec Street Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY SEVEN THOUSAND FIVE HUNDRED AND NO/00 (\$27,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**JOHNNY LEE BISHOP, A MARRIED MAN and
CURTIS BISHOP, A MARRIED MAN**

(herein referred to as grantor) grant, bargain , sell and convey unto,

CHRIS W. STREET AND WIFE, GAIL B. STREET

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantors, or of their spouses.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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, heirs, executors 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 February, 2005.

Johnny Lee Bishop
JOHNNY LEE BISHOP

Curtis Bishop
CURTIS BISHOP

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **JOHNNY LEE BISHOP AND CURTIS BISHOP** whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 2005.

Trish A. Stone
Notary Public
My Commission Expires: 3-19-08

EXHIBIT A
LEGAL DESCRIPTION

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That certain parcel of land described as commencing at the point where the Spring Branch in the Northwest Quarter of the Southeast Quarter of Section 22, Township 19, Range 2 West, empties into Bishop Creek, sometimes known as Cahaba Valley Creek, and run thence North 5 degrees West and up said Branch distance of 88.4 feet, more or less, to the public road; run thence North 74 degrees East along said public road for a distance of 66 feet; thence continue along said public road North 51 degrees East a distance of 420.4 feet to a cross fence between the lands of the Cumberland Presbyterian Church at New Hope, and the lands of the grantors herein, and said last named point having been heretofore referred to as between the lands of what was formerly known as the A. J. Bishop and G. W. Collins' lands; from said last named point run thence South along said cross fence 37 degrees and 35 minutes East a distance of 11.63 chains, more or less, to the point of intersection with the West boundary line or the Northeast Quarter of the Southeast quarter of said Section 22; run thence North 2 degrees West along said forty acre line a distance of 8.72 chains, more or less, to old fence row and an iron stake; run thence North 40 degrees West 3.44 chains to the center of said public road for a point of beginning of the lot herein described; Run thence in a southwesterly direction along the South margin of said public road a distance of 125 feet; run thence South 40 degrees East to the point of intersection with the East line of the Southwest Quarter of the Northeast Quarter of Section 22; run thence North 125 feet, more or less, to old fence row and an iron stake on the East line of the Northwest Quarter of Southeast Quarter; run thence North 40 degrees West 3.44 chains, more or less to point of beginning.