

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-6600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

This instrument was prepared by

(Name) Courtney H. Mason, Jr.  
P. O. Box 360187  
(Address) Birmingham, Alabama 35236-0187



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND AND NO/100TH (\$10,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

CHARLES M. BISHOP AND WIFE, ELIZABETH M. BISHOP AND THOMAS BRAD BISHOP AND WIFE,  
GLORIA ANNE BISHOP  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
JERRY M. HAMMOND AND WIFE, PHYLLIS H. HAMMOND

(herein referred to as GRANTEES) for and during their joint lives 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 to-wit:

Part of the NE 1/4 of SE 1/4 of Section 34, Township 20 South, Range 3 West, situated in Shelby County, Alabama, more particularly described as follows: From the Northeast corner of the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, run Southerly along the east boundary line of said 1/4 1/4 Section for 250.0 feet; thence turn an angle of 91 deg. 13 min. 39 sec. to the right and run Westerly 225.00 feet to the point of beginning of the land herein described; thence continue westerly along last said course for 100.0 feet; thence turn an angle of 91 deg. 13 min. 39 sec. to the left and run Southerly 200.0 feet; thence turn an angle of 88 deg. 46 min. 21 sec. to the left and run Easterly 100.0 feet; thence turn an angle of 91 deg. 13 min. 39 sec. to the left and run Northerly 200.0 feet to the point of beginning. Being a part of the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Molton, Allen & Williams, Ltd., as recorded in Mortgage Book 383, Page 260; which said mortgage was assigned to First Atlanta Mortgage Corporation in Misc. Book 46 page 579 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

SEND TAX NOTICE TO: 1225 Bennett Drive, Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd day of July, 1985

WITNESS: STATE OF ALA. SHELBY CO. Rec'd 1000  
I CERTIFY THIS INSTRUMENT WAS FILED Rec'd 250  
1985 JUL -8 AM 9:50 Int 300 (Seal)  
1500 (Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles M. Bishop and wife, Elizabeth M. Bishop and Thomas Brad Bishop and wife, Gloria Anne 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, A. D. 1985