

This instrument was prepared by:
(Name) First Real Estate
(Address) P.O. Box 9 Pelham, Al. 35124

Send Tax Notice to:
(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty Eight Thousand and No/100 ----- (\$28,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

O'Neal Bishop, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Wayne Russell Builders, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 3 according to the survey of VALley Brook, Phase 1 as recorded in Map Book 10, Page 56 in the office of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right-of-ways, limitations, if any or record.

Mineral and mining rights excepted.

THE ABOVE PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

\$25,200.00 of the purchase price recited above was paid by proceeds of mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 grantee, his, her or 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 23rd day of March, 19 87

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

O'Neal Bishop

(Seal)

1987 MAR 31 PM 1:57

(Seal)

1. Deed Tax \$ 3.00

(Seal)

(Seal)

2. Mtg. Tax

(Seal)

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 6.50

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, Undersigned
in said State, hereby certify that O'Neal Bishop, a married man

a Notary Public in and for said County,

whose name(s) 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 23rd day of March, 19 87

Noty. Carolyn
P.O. Box 10726

Phyllis H. Houston
Notary Public My Commission Expires