

\$50,000

1040

Send tax notice to:

Katherine J. Bischoff
218 Lakeshore Drive
Birmingham, Al. 35209

This Instrument Prepared By:
Louis B. Feld, Esquire
McCord, Feld and Hoffman, P.C.
2019 Third Avenue North
Third Floor
Birmingham, Alabama 35203

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned FLOYD W. BISCHOFF, and his wife, KATHERINE J. BISCHOFF (herein referred to as "Grantors"), in hand paid by KATHERINE J. BISCHOFF (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Northeast corner of NW 1/4 of SE 1/4 of Section 18, Township 22 South, Range 2 West; thence West along Mid-Section line 350 feet, more or less to West boundary of road; thence Southwardly along road 695 feet more or less, to North boundary of Calera-Spring Creek Road; thence West along North line of said road to a point 270 feet East of the West line of said forty; thence South 2166 feet more or less to Section line; thence East along Section line 1050 feet more or less, to SE corner of SW 1/4 of SE 1/4; thence North along Quarter Section line 2640 feet more or less to point of beginning.

Subject to rights of way for roads and Easements of Record.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the year 1991 a lien, but not yet payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary

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lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantors do, for themselves and their heirs, executors and administrators, covenant with the said Grantee that they are lawfully seized of said premises in fee simple; that they are free from all encumbrances except as hereinabove stated; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same unto the said Grantee, her heirs and assigns forever, against the lawful claims of any and all persons.

TO HAVE AND TO HOLD to the said Grantee, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantors, have hereto set their hands and seals, this the 25th day of June, 1991.

Floyd W. Bischoff (SEAL)
Floyd W. Bischoff

Katherine J. Bischoff (SEAL)
Katherine J. Bischoff

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that FLOYD W. BISCHOFF, and his wife, KATHERINE J. BISCHOFF, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand on this 25th day of

June, 1991.

[Signature]
Notary Public

My Commission Expires: 1/12/92

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

91 JUL 16 PM 12:22

[Signature]
JUDGE OF PROBATE

1. Find Fee	50.00
2. Reg. Fee	5.00
3. Notary Fee	3.00
4. ...	1.00
5. ...	59.00