

THIS INSTRUMENT WAS PREPARED BY: Ben L. Zarzaur, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
James E. Bishop
2949 Highway 31 South
Pelham, Alabama 35244

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventeen Thousand and NO/100, (\$117,000.00), DOLLARS, in hand paid to the undersigned, J. E. Bishop Homes, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by James E. Bishop, an unmarried man, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 3, according to the survey of Hearthwood, as recorded in Map Book 16, Page 27, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1992.
2. Building setback line of 30 feet reserved from Hearthwood Lane as shown by recorded plat.
3. Public utility easements as shown by recorded plat, including 10 foot easement on rear.
3. Restrictions, covenants and conditions, as set out in Misc. Book 16, Page 27 and Instrument No. 1992-4680.
4. Transmission Line Permits to Alabama Power Company in Deed Book 124, Page 563 and Deed Book 174, Page 68 in Probate Office.

\$117,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And said J. E. Bishop Homes, Inc. does for itself, its successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said James E. Bishop by its President, J. E. Bishop Homes, Inc., who is authorized to execute this conveyance, has hereto set its signature and seal, this 29th day of June, 1992.

J. E. Bishop Homes, Inc.

 (SEAL)
BY: James E. Bishop
ITS: President

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James E. Bishop whose name as President of J. E. Bishop Homes, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily on for and as the act of said corporation.

Given under my hand and official seal this 29th day of June, 1992.



NOTARY PUBLIC

My commission expires

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: OCT. 3, 1994.
BLENDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1992-13462

07/08/1992-13462
01:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10.00