

R92-183

This instrument prepared by:  
PADEN & HARRIS, ATTORNEYS AT LAW  
2070 VALLEYDALE ROAD, SUITE # 5  
BIRMINGHAM, AL 35244

Send Tax Notice To:  
THOMAS A. LEWIS  
2213 HEARTHWOOD CIRCLE  
BIRMINGHAM, ALABAMA 35242

R92-183

### WARRANTY DEED

#### STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Seventy-Six Thousand Five Hundred and 00/100'S \*\*\*** to the undersigned GRANTOR, **J.E. BISHOP HOMES, INC.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE, the receipt of which is acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **THOMAS A. LEWIS** (herein referred to as GRANTEE) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**LOT 20 OF HEARTHWOOD, AS RECORDED IN MAP BOOK 16, PAGE 27 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Inst # 1992-28701

12/02/1992-28701  
10:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 53.50

#### SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are a lien, but not due and payable until October 1, 1993.  
Building setback line of 30 feet reserved from Hearthwood Circle as shown by plat.

Public utility easements as shown by recorded plat, including 10 feet on Northerly and Northeasterly sides of lot.

Restrictions, covenants and conditions as set out in instruments recorded in Instrument #1992-4680 and Map Book 16, page 27 in Probate Office.

Transmission line Permits to Alabama Power Company as shown by instruments recorded in Deed 124, page 563 and Deed 174, page 68 in Probate Office.

Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions to property as recorded in Map Book 16, page 27.

\$132,375 of the consideration paid herein was derived from a mortgage loan closed simultaneously herewith.

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

And the said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his or her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, his or her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **J.E. BISHOP HOMES, INC.**, a corporation, by its President, **J. E. BISHOP**, who is authorized to execute this conveyance, has hereto set its signature and seal this 17th day of November, 1992.

**J.E. BISHOP HOMES, INC.**

BY: *J. E. Bishop* Pres.  
**J. E. BISHOP, PRESIDENT**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **J. 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 for and as the act of said corporation.

Given under my hand and seal this 17th day of November, 1992.

*Robert S. P. [Signature]*  
Notary Public  
My commission expires: 2/16/94

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SHELBY COUNTY JUDGE OF PROBATE  
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