

R92-186

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

Send Tax Notice To:
MICHAEL F. MCDURMONT
2216 HEARTHWOOD CIRCLE
BIRMINGHAM, AL 35242

R92-186

WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Eighty-Two Thousand Three 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 GRANTEES, the receipt of which is acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **MICHAEL F. MCDURMONT and LINDA C. MCDURMONT** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 8, according to the survey of Hearthwood Subdivision as recorded in Map Book 16, page 27 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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12/28/1992-31191
07:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 28.50

SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are a lien, but not due and payable until October 1, 1993.
2. Building setback line of 30 feet reserved from Hearthwood Circle and Hearthwood Lane as shown by plat.
3. Restrictions, covenants, and conditions as set out in instruments recorded in Instrument #1992-4680 and Map Book 16 page 27 in Probate Office.
4. 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.
5. Covenants releasing predecessor in title from any liability arising from surface or subsurface conditions of subject property that may now or hereafter exist or occur or cause damage to subject property, as recorded in Map Book 16 page 27.

\$164,000 of the consideration paid herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **J. E. BISHOP HOMES, INC.**, a corporation, by its President, **BISHOP/JAMES E.**, who is authorized to execute this conveyance, has hereto set its signature and seal this 18th day of November, 1992.

J. E. BISHOP HOMES, INC.

BY:

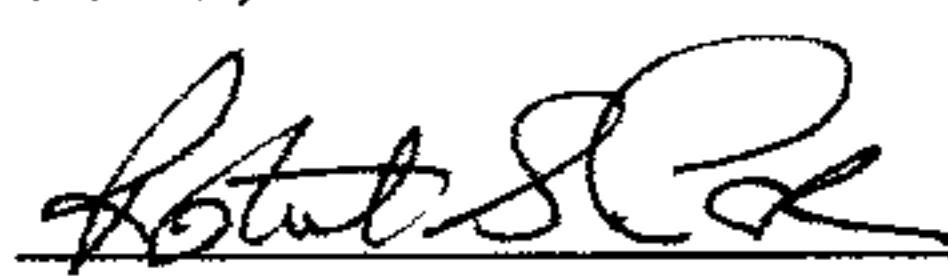

BISHOP/JAMES E., PRESIDENT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **BISHOP/JAMES E.**, 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 18th day of November, 1992.


Notary Public

My commission expires:

7/10/94

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