

This instrument prepared by:
PADEN & HARRIS
100 CONCOURSE PARKWAY, SUITE 130
BIRMINGHAM, AL 35244

Send Tax Notice To:
B. WAYNE BAILEY
140 CHESHIRE LANE
PELHAM, ALABAMA 35124

R93-599

WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Twenty-Two Thousand 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 **B. WAYNE BAILEY and GAIL S. BAILEY** (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 10, ACCORDING TO THE SURVEY OF CHESHIRE SUBDIVISION AS
RECORDED IN MAP BOOK 16, PAGE 93, IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.**

Inst # 1993-19945

07/08/1993-19945
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 154.00

SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are a lien, but not due and payable until October 1, 1993.
2. Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under current use assessment.

3. Building setback line of 40 feet reserved from Cheshire Lane as shown in Instrument #1992-27996.

4. Public utility easements as shown by recorded Instrument #1992-27996.

5. Restrictions, covenants and conditions as set out in Map Book 16, page 93 and as Instrument #1992-27996.

\$80,000.00 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

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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, **JAMES E. BISHOP**, who is authorized to execute this conveyance, has hereto set its signature and seal this 22nd day of June, 1993.

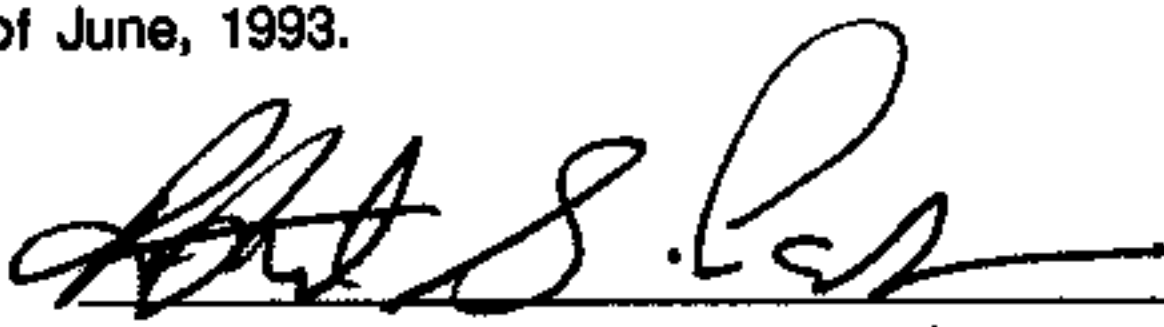
J. E. BISHOP HOMES, INC.

BY: 
JAMES 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 **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 for and as the act of said corporation.

Given under my hand and seal this 22nd day of June, 1993.


Notary Public
My commission expires: 7/16/94

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