

193-972

This Instrument was prepared by:

Send Tax Notice to:

R. Shan Paden
PADEN & HARRIS
100 Concourse Parkway, Suite 130
Birmingham, AL 35244

DANIEL RAYMOND BIRD
110 ST. CHARLES DRIVE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY-THREE THOUSAND FIVE HUNDRED AND NO/100 (\$123,500.00) DOLLARS, to the undersigned GRANTOR, J. E. BISHOP HOMES, INC., an Alabama corporation, in hand paid by DANIEL RAYMOND BIRD, the receipt of which is hereby acknowledged, the said J. E. BISHOP HOMES, INC., does by these presents, grant, bargain, sell and convey unto DANIEL RAYMOND BIRD the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the map of St. Charles Place as recorded in Map Book 17, page 6, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to the following:

1. Taxes for the year 1994, which constitute a lien, but are not yet due and payable.
2. Building setback line of 35 feet reserved from St. Charles Drive as shown by recorded plat.
3. Public utility easements as shown by recorded plat, including an irregular easement on the Southerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1993-5181 and Map Book 17, Page 6 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 133 page 55, Deed Book 138, page 217 and Deed Book 130 page 166 in Probate Office.
6. Easement(s) to Southern Natural Gas as shown by instrument recorded in Deed Book 90 page 336 and Deed Book 213, page 117 in Probate Office.

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7. Oil, Gas and Mineral Lease to Cabot Oil and Gas Corporation as set out in Inst. No. 1992-11400 in the Probate Office.

\$123,500 of the proceeds were derived from a purchase money mortgage in favor of Prudential Home Mortgage Company, Inc.

TO HAVE AND TO HOLD unto DANIEL RAYMOND BIRD his successors and assigns forever.

And said J. E. BISHOP HOMES, INC., does for itself, its successors and assigns covenant with DANIEL RAYMOND BIRD, 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 DANIEL RAYMOND BIRD, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said J. E. BISHOP HOMES, INC., by its President, J. E. BISHOP, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 29th day of October, 1993.

J. E. BISHOP HOMES, INC.

BY:

J. E. Bishop
J. E. BISHOP, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

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., an Alabama 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 the Corporation.

Given under my hand this the 29th day of October, 1993.

My commission expires: 7/16/94

[Signature]
Notary Public

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