

R93-1067

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

Send Tax Notice To:
THOMAS G. SNIDER
808 ST. CHARLES LANE
HELENA, ALABAMA 35080

R93-1067

WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Thirty 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 GRANTEES, the receipt of which is acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **THOMAS G. SNIDER and CARLA J. SNIDER** (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 9, 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; being situated in Shelby County, Alabama.

\$104,400.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

01/11/1994-01052
11:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE ACD 42.00

SUBJECT TO:

1. Ad valorem taxes for the year , which are a lien, but not due and payable until October 1, .
2. Building setback line of 35 feet reserved from St. Charles Lane as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 17, Page 6 and Instrument #1993-5181 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 133, page 55; Deed 130 page 166 and Deed 138 page 217 in Probate Office.
5. Oil and Gas Lease to Cabot Oil and Gas Corporation as set out as Instrument #1992-11400 in Probate Office.

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

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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, **JAMES E. BISHOP**, who is authorized to execute this conveyance, has hereto set its signature and seal this 23rd day of December, 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 23rd day of December, 1993.


Notary Public

My commission expires: 7/6/94

Inst # 1994-01052

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11:30 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 42.00